

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JANUARY 25, 2024
2:30 PM



IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX
OR

VIRTUAL MEETING Via: [Join the Meeting via this link](#)

WEB: <https://bit.ly/3O89PuM>

OR

CALL [+1 936-755-1521](tel:+19367551521)

CONFERENCE ID: 653 868 904#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624
(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Lisa Clark
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Sami Khaleeq
Lydia Mares
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

The Planning Commission may alter the order of the agenda to consider special requests and variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the consent agenda.

Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.
3. All comments submitted 24 hours in advance in writing will be made part of the agenda under- public comments.
4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.
5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.
6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.
10. No speaker is permitted to accumulate speaking time from another person.
11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
12. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.
13. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the Agenda packets, or can forward or distribute at the meeting.

Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

SPEAKER GUIDELINES

www.HoustonPlanning.com or (832) 393-6600

WELCOME to a meeting of the City’s Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City’s I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages at www.houstonplanning.com. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov. The Chair may also choose to recognize speakers during the meeting.

Physical Meeting Rules: Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speaker’s time cannot be allocated to another person. Speaker’s times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building’s check stations at departure.

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ___ Applicant ___ Supportive ___ Opposed ___ Undecided

The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission who choose to attend virtually.

To join the January 25, 2024 Houston Planning Commission please see the following options:

- In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the Microsoft Teams app; or
- Web Browser: <https://bit.ly/3O89PuM>
or
- Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 653 868 904#

[Visit website \(https://plattracker.houstontx.gov/edrc/Login.aspx\) for agenda details.](https://plattracker.houstontx.gov/edrc/Login.aspx)

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission

January 25, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the January 11, 2024 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (James Tichy)
- b. Replats (James Tichy)
- c. Replats requiring Public Hearings with Notification (John Cedillo, Dorianne Powe-Phlegm, and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Aracely Rodriguez, and John Cedillo)
- e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
- f. Reconsiderations of Requirement (Tammi Williamson)
- g. Extensions of Approval (Antwanysha Johnson)
- h. Name Changes (Antwanysha Johnson)
- i. Certificates of Compliance (Antwanysha Johnson)
- j. Administrative
- k. Development Plats with Variance Requests (Geoff Butler)

II. Establish a public hearing date of February 22, 2024

- a. Castanie Freedmantown replat no 1
- b. Claiborne Estates
- c. Folkstone Court
- d. Martinez Estates at Weldon
- e. Providence Northeast
- f. Rosewood Estates Sec 2 partial replat no 6
- g. Star Plus Center

III. Consideration of a Hyde Park Hotel/Motel located at 704 Hyde Park Boulevard (Devin Crittle)

IV. Public Comment

V. Adjournment

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 11 JANUARY 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: [HTTPS://BIT.LY/3NLU47B](https://bit.ly/3NLU47B)
PHONE: 936-755-1521 MEETING ID: 653 868 904#**

Call to Order at **2:45 PM** by Chair Martha L. Stein

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Margaret Wallace Brown, Secretary	Present

Ex Officio Members • Carol Lewis • Carol Haddock • Yuhayna H. Mahmud

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR’S REPORT – Martha L. Stein

DIRECTOR’S REPORT – Margaret Wallace Brown, briefed on the three-week cycle, staff changes, and the Major Thoroughfare and Freeway Plan (or MTFP) amendment cycle is beginning, and our web site under transportation planning has all the details.

NOTE: SOME ITEMS FOR THIS MEETING WERE TAKEN OUT OF ORDER DUE TO TECHNICAL ISSUES WITH THE AUDIO ON TEAMS. COMMISSION WAS MOVED TO CITY HALL CHAMBERS 2ND FLOOR FOR HALF OF THE MEETING.

APPROVAL OF MINUTES

Consideration of the December 21, 2023 Planning Commission Meeting Minutes

Action: Correction made on Item IV.

Motion: Clark

Vote: Unanimous

Second: Tahir

Abstaining: None

ITEMS G, H, AND I WERE TAKEN AT THIS TIME

G. EXTENSIONS OF APPROVAL

- 110 AME Telge Pines Business Park Approved
- 111 Cole Creek Estates Approved
- 112 Double Oak Commons Sec 1 Approved
- 113 Stitch Ranch Approved

H. NAME CHANGES

- 114 McDaniel Estates
(prev. McDaniel Estates for Shotwell) Approved
- 115 Nueces Park Place Sec 1 replat no 1
(prev. Nueces Park Place 1 replat no 1) Approved

I. CERTIFICATES OF COMPLIANCE

- 116 22553 Lawsuit Ln. Approved

Staff recommendation: Approve staff recommendations for G, H, and I, Items 110 – 116.

Commission Action: Approved Items 110 – 116 per staff recommendations.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Jones

Abstaining: None

ITEM II WAS TAKEN AT THIS TIME.

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 8, 2024

- a. Gianake Estates at Adkins Road
- b. Hazard Grove
- c. Huynh Estates
- d. Inwood Pines Village partial replat no 1
- e. Lozier Village First Venture
- f. Riverside Terrace Sec 1 partial replat no 9
- g. Ventura Estates at Riverside Terrace
- h. Ziki Court

Staff recommendation: Establish a public hearing date of February 8, 2024, for Item II, a-h.

Commission action: Established a public hearing date of February 8, 2024, for Item II, a-h.

Speaker(s): None

Motion: Khaleeq

Vote: Unanimous

Second: Porrás-Pirtle

Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-46)

b. REPLATS (47-80)

Staff recommendation: Approve **Item No's. 1 – 80**, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Mares

Abstaining: None

Staff recommendation: Approve recommendations for **Item No.'s 5, 6, 7, 8, 9, 15, 33, 41, and 46** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations.

Motion: Clark

Vote: Carried

Second: Baldwin

Abstaining: Sigler and Heisch

COMMISSION RECESSED AND RECONVENED AT CITY HALL AT 3:36.

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

81 BRADFORD ESTATES REPLAT NO 1 - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): Mayra Gonzalez, Libby Bryant – opposed

Motion: Garza

Vote: Unanimous

Second: Clark

Abstaining: None

82 CHRISTIAN HEIGHTS – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Alleman

Abstaining: None

83 COTTON OAKS ESTATES REPLAT NO 1 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Matt Tucker, applicant – supportive

Motion: Tahir

Vote: Unanimous

Second: Clark

Abstaining: None

84 CRESMERE PLACE PARTIAL REPLAT NO 4 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

85 GLEN MANOR ESTATES – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Stephanie Collins, signed up/did not speak

Motion: Alleman

Vote: Unanimous

Second: Jones

Abstaining: None

86 GLENHAVEN PLAZA – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Porrás-Pirtle

Vote: Unanimous

Second: Garza

Abstaining: None

87 HAMMERLY RETAIL – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Victor

Abstaining: None

88 KENTSHIRE PLACE SEC 1 PARTIAL REPLAT NO 3 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Alleman

Abstaining: None

89 LONG POINT ACRES PARTIAL REPLAT NO 8 – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Khaleeq

Vote: Unanimous

Second: Mares

Abstaining: None

90 **MCWORTER – APPROVE**

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Heisch

Abstaining: None

91 **NEWHAVEN PLACE PARTIAL REPLAT NO 4 – APPROVE**

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

92 **RED HAW HEIGHTS – APPROVE**

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Alleman

Abstaining: None

93 **SAINT AUGUSTINE MANOR – APPROVE**

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

94 **SANTA ROSA – DEFER**

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Victor

Abstaining: None

95 **SHADYWOOD ADDITION PARTIAL REPLAT NO 2 – APPROVE**

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Joyce Owens, applicant, signed up/did not speak

Motion: Clark

Vote: Unanimous

Second: Mares

Abstaining: None

96 SHOTWELL CENTER – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

97 SPRINGDALE HOMES – WITHDRAWN

Staff recommendation: Establish public hearing for February 8, 2024.

Commission action: Established a public hearing for February 8, 2024.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Baldwin

Abstaining: None

98 WOOLWORTH ESTATES – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Alleman

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

99 AVALON SCHOOL OF MASSAGE - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Mares

Abstaining: None

ITEMS 100, 101, AND 102 WERE TAKEN TOGETHER AT THIS TIME.

100 DECKER PRAIRIE ROSEHILL GP – DEFER

101 DECKER PRAIRIE ROSEHILL SEC 1 – DEFER

102 DECKER PRAIRIE ROSEHILL SEC 2 – DEFER

Staff recommendation: Defer for further study and review.

Commission action: Deferred the applications for further study and review.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Porrás-Pirtle

Abstaining: None

f. RECONSIDERATIONS OF REQUIREMENT

108 CHAMPIONS OAK SEC 5 - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka
Second: Mares

Vote: Unanimous
Abstaining: None

109 SABIJA HILLS - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Jones
Second: Viera-Bland

Vote: Unanimous
Abstaining: None

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

117 2622 STAPLES – DEFER

Staff recommendation: Defer for further study and review.

Commission action: Deferred the application for further study and review.

Speaker(s): None

Motion: Baldwin
Second: Clark

Vote: Unanimous
Abstaining: None

118 3102 LE BADIE STREET – APPROVE

Staff recommendation: Approve variance.

Commission action: Approved.

Speaker(s): Altonette Terrance – opposed

Motion: Garza
Second: Tahir

Vote: Unanimous
Abstaining: None

III. PUBLIC COMMENT – None

Marty Stein, Chair asked that the commission formalize “Commission Rules” through a subcommittee. Thanked staff for allowing this meeting to move forward.

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:44 PM.**

Motion: Garza
Second: Clark

Vote: Unanimous
Abstaining: None

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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A-Consent

1	Anniston Sec 16	C3P		Approve the plat subject to the conditions listed
2	Anniston Sec 17	C3P		Approve the plat subject to the conditions listed
3	Asher Spring Cypress	C2		Approve the plat subject to the conditions listed
4	Bridgeland Pollinator Drive Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
5	Bridgeland Prairieland Village Sec 40	C3P		Approve the plat subject to the conditions listed
6	Bridgeland Prairieland Village Sec 41	C3P		Approve the plat subject to the conditions listed
7	Candela Flewellen Creek Reserves	C3P		Approve the plat subject to the conditions listed
8	Candela Sec 15	C3P		Approve the plat subject to the conditions listed
9	Candela Sec 18	C3P		Approve the plat subject to the conditions listed
10	Canyonline Investments LLC	C2	DEF1	Approve the plat subject to the conditions listed
11	Carlile Enclave	C2	DEF1	Defer Applicant request
12	Christian Heights	C3F		Approve the plat subject to the conditions listed
13	Colonial Green	C3P		Approve the plat subject to the conditions listed
14	Dearborn Place partial replat no 4	C3F		Approve the plat subject to the conditions listed
15	Dunham Pointe Sec 13	C3P		Approve the plat subject to the conditions listed
16	FM 2100 Reserve	C2		Defer Chapter 42 planning standards
17	Glenhaven Plaza	C3F		Approve the plat subject to the conditions listed
18	Haddick Villas	C3F		Approve the plat subject to the conditions listed
19	Hammerly Retail	C3F		Approve the plat subject to the conditions listed
20	Harris County MUD No 525 Lift Station no 2	C2		Approve the plat subject to the conditions listed
21	Hollister Breen Tract Sec 1	C3P		Approve the plat subject to the conditions listed
22	Hollister Breen Tract Sec 2	C3P		Defer for further study and review
23	Indian Shores Commercial	C2		Defer Chapter 42 planning standards
24	Indian Springs Sec 1	C3F		Defer Chapter 42 planning standards
25	Kobs Acre	C1		Defer Chapter 42 planning standards
26	Lexen Court	C3F		Approve the plat subject to the conditions listed
27	Linn Street Estates	C3F	DEF1	Approve the plat subject to the conditions listed
28	McWorter	C3F		Approve the plat subject to the conditions listed
29	Mesa Vista Sec 1	C3P		Defer Chapter 42 planning standards
30	Morton Creek Ranch Sec 30	C3F	DEF1	Approve the plat subject to the conditions listed
31	Muhich Woodland	C2		Approve the plat subject to the conditions listed
32	Noble Street Homes	C2		Approve the plat subject to the conditions listed
33	North Bound Housing	C3F		Approve the plat subject to the conditions listed
34	Pineland Development	C2		Approve the plat subject to the conditions listed
35	Plaza Eatates at Esparza	C2		Approve the plat subject to the conditions listed
36	Quarry on Grant Sec 1	C3P		Approve the plat subject to the conditions listed
37	Red Haw Heights	C3F		Approve the plat subject to the conditions listed
38	Refuge Temple Ministries Sec 1	C3F		Approve the plat subject to the conditions listed
39	Shadywood Addition partial replat no 2	C3F		Approve the plat subject to the conditions listed
40	Sila Sec 2	C3F		Approve the plat subject to the conditions listed
41	Skyline Homes at Nagle	C2	DEF1	Defer Chapter 42 planning standards
42	Smart Living at Mykawa	C2		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
43	Solid Rock Village Sec 2	C3P	DEF1	Defer Applicant request
44	Spring Cypress Warehouses Sec 1	C2		Approve the plat subject to the conditions listed
45	Sunterra Sec 56	C3F		Approve the plat subject to the conditions listed
46	Toybox Park	C2		Approve the plat subject to the conditions listed
47	Trillium Sec 7	C3F		Defer per Fortbend County Engineering
48	Trillium Sec 9	C3F		Approve the plat subject to the conditions listed
49	West Bend Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed

B-Replats

50	Belle Mansions of Orebo	C2R		Approve the plat subject to the conditions listed
51	Belle Terre Estate	C2R		Defer Applicant request
52	Bridgeland Corner Plaza	C2R		Approve the plat subject to the conditions listed
53	Castillo Complex	C2R		Approve the plat subject to the conditions listed
54	Cebra Park Place	C2R	DEF1	Withdraw
55	Christian Brothers Katy	C2R		Approve the plat subject to the conditions listed
56	Cranford Place Village	C2R	DEF1	Approve the plat subject to the conditions listed
57	East Park Landing	C2R		Approve the plat subject to the conditions listed
58	Elite Business Park	C3R		Approve the plat subject to the conditions listed
59	Elyson Sec 60	C3R		Approve the plat subject to the conditions listed
60	Estates at Highland Heights	C3R	DEF1	Approve the plat subject to the conditions listed
61	Farmer Villas	C2R		Defer Chapter 42 planning standards
62	Francis Street Townhomes	C2R	DEF1	Defer Applicant request
63	Hardy Vista	C2R		Defer Chapter 42 planning standards
64	Harris County ESD no 1 Fire Station no 93	C2R		Approve the plat subject to the conditions listed
65	Heights Eats	C2R		Approve the plat subject to the conditions listed
66	Herrera Estates at South Breeze Drive	C2R		Approve the plat subject to the conditions listed
67	Huffmeister Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
68	Independence Heights Mixed Use	C2R		Approve the plat subject to the conditions listed
69	Kenton Estates	C2R	DEF1	Approve the plat subject to the conditions listed
70	Kilgore Estates	C2R		Approve the plat subject to the conditions listed
71	Kings River Sec 1	C3R		Approve the plat subject to the conditions listed
72	Lehman Place	C2R		Approve the plat subject to the conditions listed
73	Lenox Grove Addition partial replat no 1	C2R		Defer Chapter 42 planning standards
74	Lincoln City 5 partial replat no 1	C2R		Defer Chapter 42 planning standards
75	Lofts at Hartsook replat no 1	C2R		Approve the plat subject to the conditions listed
76	Long Meadow Lofts	C2R		Approve the plat subject to the conditions listed
77	Lusko Project Estates	C2R		Defer Chapter 42 planning standards
78	Madison Estate	C3R		Approve the plat subject to the conditions listed
79	Martin Street Manors	C2R		Approve the plat subject to the conditions listed
80	Mayle Meadows	C2R		Approve the plat subject to the conditions listed
81	Nickel on Baer	C2R		Approve the plat subject to the conditions listed
82	Noble Living	C2R		Approve the plat subject to the conditions listed
83	Paloma Wastewater Treatment Plant	C2R		Defer Additional information reqd
84	Plaza Estate at Nagle	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
85	Plaza Estates at Crawford	C2R		Defer Applicant request
86	Quimby Place	C2R		Defer Chapter 42 planning standards
87	Rachel Estates	C2R		Approve the plat subject to the conditions listed
88	Sugar Creek Square	C2R		Approve the plat subject to the conditions listed
89	Sunset Valley Sec 2	C3R		Approve the plat subject to the conditions listed
90	Turkey Bend	C2R		Approve the plat subject to the conditions listed
91	Vargas Estate	C2R		Approve the plat subject to the conditions listed
92	Village at East Orem	C2R		Defer Chapter 42 planning standards
93	Village at Southmore	C2R	DEF1	Defer Additional information reqd
94	White Rock Street Grove	C2R	DEF1	Approve the plat subject to the conditions listed
95	York Partners Estates	C2R	DEF1	Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

96	Amherst Springs	C3N		Withdraw
97	Augusta Addition partial replat no 7	C3N		Approve the plat subject to the conditions listed
98	Dorchester Crossing	C3N		Approve the plat subject to the conditions listed
99	Fairway Townhomes	C3N		Approve the plat subject to the conditions listed
100	Golden Tree Estates at Locke Lane	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	Long Point Acres partial replat no 8	C3N	DEF1	Defer further deed rests review reqd
102	National Creekside Reserve on Wallisville	C3N		Defer for further study and review and additional information.
103	Neyland Heights	C3N		Approve the plat subject to the conditions listed
104	Santa Rosa	C3N	DEF1	Defer Applicant request
105	Shotwell Center	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	West Bend Sec 1 partial replat no 2	C3N		Approve the plat subject to the conditions listed

D-Variances

107	Brickyard Development	C2R		Defer Additional information reqd
108	Decker Prairie Rosehill GP	GP	DEF1	Defer Applicant request
109	Decker Prairie Rosehill Sec 1	C3P	DEF1	Defer Applicant request
110	Decker Prairie Rosehill Sec 2	C3P	DEF1	Defer Applicant request
111	Fresno Estates	C2	DEF1	Defer Additional information reqd
112	Gantz Properties	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Haro Business Park	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Jasek Farm GP	GP		Defer Additional information reqd
115	Nest at Paul Quinn	C3R	DEF1	Defer Applicant request
116	Newport Grove Sec 1	C3R		Defer TXDOT request

E-Special Exceptions

117	Oakberry Trails GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
118	Oakberry Trails Sec 1	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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F-Reconsideration of Requirements

119	Trillium GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
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G-Extensions of Approval

120	Apple Investment Group Inc	EOA		Approve
121	Bridgeland Prairieland Village Reserve Sec 3	EOA		Approve
122	Curtis Landing	EOA		Approve
123	Forestwood Sec 9	EOA		Approve
124	GPL Developments LLC	EOA		Approve
125	Groves Gramina Apartments	EOA		Approve
126	Hernandez Properties	EOA		Approve
127	Houston Gateway Academy	EOA		Approve
128	Jasmine Cove	EOA		Approve
129	Jasmine Loch	EOA		Approve
130	Lifetime Harvest Green	EOA		Approve
131	Oakwood Trails	EOA		Approve
132	Orange Crossing	EOA		Approve
133	Reserve at Anderson	EOA		Approve
134	Richards Road Industrial Park	EOA		Approve
135	Rivera Estates	EOA		Approve
136	Rosehill Christian School Auxiliary	EOA		Approve
137	Sourceone Carwash	EOA		Approve
138	Union Crossing Northwest	EOA		Approve
139	Willow Reserves	EOA		Approve

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

140	2622 Staples Street	DPV	DEF1	Approve
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Item		App		Staff's
No.	Subdivision Plat Name	Type	Deferral	Recommendation

Hotel/Motel with Variance Requests

III	Hyde Park Hotel at 704 Hyde Park Boulevard	DPV	DEF1	Approve
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Agenda Item: 1
Action Date: 01/25/2024
Plat Name: Anniston Sec 16
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No/Type: 2024-0033 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	29.6700	Total Reserve Acreage:	1.4700
Number of Lots:	102	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404T	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Anniston Sec 17 and one additional point of access must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 1
Action Date: 01/25/2024
Plat Name: Anniston Sec 16
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No/Type: 2024-0033 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

CenterPoint: • Split easement with different owner (621 Katy, LLC): Must have recording information for the outside UE. (document provided)
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
UVE should be checked at Anniston Meadows Drive and Anniston Groves Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Anniston Meadows Drive and Violet Embers Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Golden Heather Ln and Anniston Groves Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Sec 17 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Easements will need to be recorded prior to plat recordation (COH-Chapter 42-212)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.



Agenda Item: 2
Action Date: 01/25/2024
Plat Name: Anniston Sec 17
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No/Type: 2024-0034 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	23.8500	Total Reserve Acreage:	1.3420
Number of Lots:	88	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404T	ETJ

Conditions and Requirements for Approval

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 2
Action Date: 01/25/2024
Plat Name: Anniston Sec 17
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No/Type: 2024-0034 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

CenterPoint: Split Easement Rules: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must: A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference. The Owner for the land adjacent to Blk 2 Lots 32-41 does not match the Owner in The Title Block.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
Easements will need to be recorded prior to plat recordation (COH-Chapter 42-212)
UVE should be checked at Katy Hockley Road and Amber Lookout Lane. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Katy Hockley Road and Anniston Meadows Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Sapphire Isle Dr and Amber Lookout Lane. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Show east ROW line for Katy Hockley Road (chapter 42-41)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 01/25/2024
Plat Name: Asher Spring Cypress
Developer: Atkinson Enginners
Applicant: Atkinson Engineers
App No/Type: 2024-0084 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	26.6198	Total Reserve Acreage:	26.6198
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	329K	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 3
Action Date: 01/25/2024
Plat Name: Asher Spring Cypress
Developer: Atkinson Engineers
Applicant: Atkinson Engineers
App No/Type: 2024-0084 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: W146600
Unrecorded CNP File No: 10-D-147
2-- CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary
facilities, which applies to: SPRING-CYPRESS STREET
-end-

HPW-HW- IDS: APPROVED
HPW-OCE- Drainage and Utility: Missing B.L.
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering
Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat
tracker. (TLGC-232.0026)
Label ROW varies with ROW lines (Chapter 42-41)
Add "Road" (HC-infrastructure regulations-appendix K)
Label 25' building line (Chapter 42-150)
Label SWQ note (HC-Storm water regulations)
Remove floodplain lines (chapter 42-20)
Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email
trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Driveways on site plans need to conform with COH IDM standards
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-
mail at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For
more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>. For
wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage
analysis related questions, please email civillevel@harriscountytexas.gov .(30 TAC 285 at
<https://www.tceq.texas.gov/rules/indxpdf.html/#285>)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development
Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number
listed above.



Agenda Item: 4
Action Date: 01/25/2024
Plat Name: Bridgeland Pollinator Drive Street Dedication Sec 2
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2024-0057 SP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.7890	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490
County	Zip	Key Map ©	City / ETJ
Harris	77433	364R	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: RP-2020-510748

HPW-HW- IDS: Approved
 Harris County Flood Control District: Flood Control review - No comments.
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
 Sec 1 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
 Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)
 Limited scope TIATIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 01/25/2024
Plat Name: Bridgeland Pollinator Drive Street Dedication Sec 2
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2024-0057 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed



Agenda Item: 5
Action Date: 01/25/2024
Plat Name: Bridgeland Prairieland Village Sec 40
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-0021 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.4000	Total Reserve Acreage:	0.3180
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490
County	Zip	Key Map ©	City / ETJ
Harris	77433	364R	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. North Bridgeland Lake Parkway Street Dedication Sec 11 (2023-2928) and Bridgeland Pollinator Drive Street Dedication Sec 2 (2024-0057) must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 5
Action Date: 01/25/2024
Plat Name: Bridgeland Prairieland Village Sec 40
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-0021 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

CenterPoint: Split Easement Rules: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:
A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.
B - Splits must be even, i.e. 10'UE split 5'/5' 14'UE split 7'/7' 15'UE split 7.5'/7.5' 16'UE split 8'/8'.
C - Split between two plats: The split must be drawn and footage labeled on both sides (inside & outside) of the plat boundary so the entire UE is visible on both plats. Outside Plat should be labeled with plat name/recording info, lots/blocks/reserves should be drawn and labeled.

Please add lot numbers, owner recording information for outside easement. Please show in inside and outside as 7/7 split.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Pollinator Drive will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
Label key map number (Chapter 42-41)
UVE should be checked at Rosary Pea Ln and unnamed rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 6
Action Date: 01/25/2024
Plat Name: Bridgeland Prairieland Village Sec 41
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-0022 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.7000	Total Reserve Acreage:	2.5150
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490
County	Zip	Key Map ©	City / ETJ
Harris	77433	364R	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. North Bridgeland Lake Parkway Street Dedication Sec 11, Bridgeland Pollinator Drive Street Dedication Sec 2, and Bridgeland Prairieland Sec 40 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 6
Action Date: 01/25/2024
Plat Name: Bridgeland Prairieland Village Sec 41
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-0022 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

CenterPoint: 1. Blanket Easement_W677033 should be included in the Notes.
2. Split Easements with adjacent subdivision should show even split. (7'UE/7'UE)
HPW- TDO- Traffic: 1/24/2024 - No comments.
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - The whole area is in the Floodplain. No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVE should be checked at Rosary Pea Ln and unnamed street. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Cape Leadworth Crt and Lime Bean Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Cassius Blue Drive and Pollinator Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at unnamed street and Pollinator Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Sec 40 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

CenterPoint: 1. Blanket Easement_W677033 should be included in the Notes.
2. Split Easements with adjacent subdivision should show even split. (7'UE/7'UE)
HPW- TDO- Traffic: 1/24/2024 - No comments.
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - The whole area is in the Floodplain. No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVE should be checked at Rosary Pea Ln and unnamed street. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Cape Leadworth Crt and Lime Bean Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Cassius Blue Drive and Pollinator Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at unnamed street and Pollinator Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Sec 40 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 7
Action Date: 01/25/2024
Plat Name: Candela Flewellen Creek Reserves
Developer: JDS Nursery Tract, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0082 C3P

Staff Recommendation: Approve the plat subject to the conditions listed

Table with 4 columns: Property/Utility Type, Value, Property/Utility Type, Value. Rows include Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Zip, Key Map, and City/ETJ.

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Candela Sec 15 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVED
Fort Bend Engineer: -Candela Sec 15 required to be recorded prior to approval of plat
-Provide 1' contours
-provide keymap

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 8
Action Date: 01/25/2024
Plat Name: Candela Sec 15
Developer: JDS Nursery Tract, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0083 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	38.6000	Total Reserve Acreage:	7.7000
Number of Lots:	156	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Candela Sec 14 and FM 359 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

- HPW-HW- IDS: APPROVED
- CenterPoint: Legend: Define: OPRFBCT, ROW
- HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
- Fort Bend Engineer: -Reserves not adjacent to FM 359 and side lots may have a 10' BL
- Additional UE's required adjacent to 50'
- Min 30' Radii on curb returns off of FM 359
- Provide Keymap
- As this is a preliminary plat with basic information (missing several curve callouts and some lines), not all comments by FBC are provided in this review. Submit final plat to FBC for formal review.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 9
Action Date: 01/25/2024
Plat Name: Candela Sec 18
Developer: JDS Nursery Tract, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0085 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	36.7000	Total Reserve Acreage:	20.8500
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	523R	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Candela Flewellen Creek Reserves and Candela Sec 15 must be recorded to prior or alongside this plat
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

- HPW-HW- IDS: APPROVED
- Fort Bend Engineer: -Provide 1' contours
- Candela Sec 15 & Flewellen Creek needs to be recorded prior to approval of Sec 18
- Side lots and Reserves may have a 10' BL
- Fix Line work on Reserve A
- Provide Keymap #

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 10
Action Date: 01/25/2024
Plat Name: Canyonline Investments LLC
Developer: Canyonline Investments LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2023-2976 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.0988	Total Reserve Acreage:	6.0921
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	331C	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 10
Action Date: 01/25/2024
Plat Name: Canyonline Investments LLC
Developer: Canyonline Investments LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2023-2976 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol., and Pg., to Legend.

HPW-HW- IDS: APPROVED

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review – HCFCD need an additional 20’ along the east side of K124-02-00 (see uploaded PDF).

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)

Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (HC) (TLGC-232.0026)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytexas.gov .

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-infrastructure regs, 12.02)

UVE should be checked at Mirror Lake Dr and Louetta Rd. - UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.



Agenda Item: 11
Action Date: 01/25/2024
Plat Name: Carlile Enclave
Developer: None
Applicant: Texas Land Maps
App No/Type: 2023-2929 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.4166	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338V	City

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Detention is required. Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 12
Action Date: 01/25/2024
Plat Name: Christian Heights
Developer: 9811 Porto Rico, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-0048 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3231	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	450B	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 01/25/2024
Plat Name: Christian Heights
Developer: 9811 Porto Rico, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-0048 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/19/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- Driveways/sidewalks/walkways near the trees shall be approved by parks department prior to traffic approval. All requests along with site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need have Forestry approval.

-The survey shows an existing power pole along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the pole otherwise, recommend coordinating with Center Point. HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 13
Action Date: 01/25/2024
Plat Name: Colonial Green
Developer: Heights Colonial, LP
Applicant: City Choice Group, LLC
App No/Type: 2024-0058 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.3745	Total Reserve Acreage:	1.8580
Number of Lots:	132	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77493	445W	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 01/25/2024
Plat Name: Colonial Green
Developer: Heights Colonial, LP
Applicant: City Choice Group, LLC
App No/Type: 2024-0058 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW-HW- IDS: Approved
 HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.

CenterPoint: Please list all abbreviations in notes. (R.O.W., S.F., PVT)
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
 Adjacent plat calls out a pipeline easement. Verify if it still exists on property (chapter 42-41)
 Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)
 UVE should be checked at Colonial Parkway and Colonial Green Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
 Check with COH about frontage requirements for reserve F
 Check with COH about street stubs

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 14
Action Date: 01/25/2024
Plat Name: Dearborn Place partial replat no 4
Developer: Sandcastle Homes
Applicant: MOMENTUM ENGINEERING
App No/Type: 2024-0006 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1721	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492V	City

Conditions and Requirements for Approval

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1. A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit. (Sec 33-155)

2. According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 01/19/2024 - Ensure reconstructing the existing sidewalk according to IDM standard.

HPW-HW- IDS: approve

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Make sure that 10' clearance between public utility to the building foundation.

No building is allowed within any public utility easement.



Agenda Item: 15
Action Date: 01/25/2024
Plat Name: Dunham Pointe Sec 13
Developer: Dunham Pointe Development LLC, a Texas limited liability company
Applicant: BGE, Inc. - Land Planning
App No/Type: 2024-0032 CRP

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	16.8200	Total Reserve Acreage:	1.5998
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366B	ETJ

Conditions and Requirements for Approval

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. Sec 42-210
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved
 Harris County Flood Control District: Flood Control review - No comments.
 HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
 Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)
 UVE should be checked for Cerezo Creek Pointe Dr at Jack Rd and Alondra Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
 UVE should be checked at unnamed st and Prairie Spider Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
 UVE should be checked at unnamed st and unnamed st. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)



Agenda Item: 16
Action Date: 01/25/2024
Plat Name: FM 2100 Reserve
Developer: Jondot Properties
Applicant: Hovis Surveying Company Inc.
App No/Type: 2024-0066 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	8.3013	Total Reserve Acreage:	8.3013
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	298D	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
- 161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (Huffman Cleveland Rd) 42-121 & 122
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 16
Action Date: 01/25/2024
Plat Name: FM 2100 Reserve
Developer: Jondot Properties
Applicant: Hovis Surveying Company Inc.
App No/Type: 2024-0066 C2

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-HW- IDS: APPROVED
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
Label SWQ note (HC-Stormwater regulations)
Verify ROW. GP, deed record and recorded plat called out 60’ (Chapter 42-41)
Dedicate 20’ of ROW per ordinance and adjust building line (Chapter 42-122)
Callout 50’ pipeline easement on adjacent property (chapter 42-41)
Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-infrastructure regs, 12.02)
Be advised TxDOT is currently planning improvements to FM 2100 with potential ROW acquisition. See: <https://www.txdot.gov/projects/projects-studies/houston/fm2100-huffman-cleveland-fm1960.html>
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytexas.gov .
Plat is requested to be deferred.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 01/25/2024
Plat Name: Glenhaven Plaza
Developer: Azim Karedia
Applicant: Century Engineering, Inc
App No/Type: 2024-0030 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.9489	Total Reserve Acreage:	0.9489
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 01/25/2024
Plat Name: Glenhaven Plaza
Developer: Azim Karedia
Applicant: Century Engineering, Inc
App No/Type: 2024-0030 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/22/24

* Recommend having driveway access from Beverly Hill St being the local street and not through the other major ones.

* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Detention is required.

Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 18
Action Date: 01/25/2024
Plat Name: Haddick Villas
Developer: Lucero Lopez
Applicant: Apex Group
App No/Type: 2024-0064 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1860	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	415Y	City

Conditions and Requirements for Approval

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 1/18/2024- Verify that the site map is matching with the correct location.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 19
Action Date: 01/25/2024
Plat Name: Hammerly Retail
Developer: LED ZEP, LLC, CLOVER REAL ESTATE HOLDINGS, LLC, US AUTOSEATCOVER, INC, ALI AND NAZ SADEGHI
Applicant: Patrick Planning Services, LLC
App No/Type: 2024-0035 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6644	Total Reserve Acreage:	0.6644
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and Requirements for Approval

- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45(2)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 1/19/24

* Recommend having driveway access from Hoskins Dr

* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Detention is required.



Agenda Item: 20
Action Date: 01/25/2024
Plat Name: Harris County MUD No 525 Lift Station no 2
Developer: Clay Road 628 Development, LP., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2024-0101 C2

Staff Recommendation: Approve the plat subject to the conditions listed

Table with 4 columns: Property Details, Acreage, Street Type, and Utility Information. Rows include Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Zip, Key Map, and City/ETJ.

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
052. 30' access easement must be recorded prior to or simultaneously with this plat.
060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

Provide draft document mentioning "non exclusive" in regards to the 30' easement

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVED
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
CenterPoint: The owner on the Dedication Page, Clay Road 628 Development, L.P., does not match the owner in The Title Block, Clay Road 628 Development, L.P., a Texas limited partnership.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Easement surface per HC-Fire code and TCEQ is to be an all-weather roadway (TCEQ-Chapter 217.59)
Access easement will need to be recorded prior to plat recordation (chapter 42-120)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 21
Action Date: 01/25/2024
Plat Name: Hollister Breen Tract Sec 1
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0075 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.1000	Total Reserve Acreage:	2.8100
Number of Lots:	85	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410M	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

Label Type of PAE on plat

Add necessary plat notes at final

Dimension parking reserves

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 21
Action Date: 01/25/2024
Plat Name: Hollister Breen Tract Sec 1
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0075 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.
When applying, please attach a copy of the proposed re-plat to the WCR application.
You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (HC) (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
28’ PAE-PUE is not allowed per chapter 42 ordinance (chapter 42-122)
Show additional ROW for 15’ x 15’ corner cut at Fleetwood Creek Way and Hollister Dr (COH IDM table 10.3 and 10.4)
Limited scope TIATIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-infrastructure regs, 12.02)
UVE should be checked at Breen Rd and Hollister Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Mahogany Hollow Dr and Hollister Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Fleetwood Creek Way and Hollister Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.



Agenda Item: 22
Action Date: 01/25/2024
Plat Name: Hollister Breen Tract Sec 2
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0076 C3P

Staff Recommendation:
Defer for further study and review

Total Acreage:	34.9000	Total Reserve Acreage:	15.3100
Number of Lots:	196	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410M	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Coordinate with Harris county prior to approval

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 22
Action Date: 01/25/2024
Plat Name: Hollister Breen Tract Sec 2
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0076 C3P

Staff Recommendation:
Defer for further study and review

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

Harris County Flood Control District: Flood Control review - Need to label Drainage Channel with its ID #: E122-00-00 at the eastern boundary of the plat (see uploaded Plat checklist PDF).

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Civil plans are required for recordation (HC-Infrastructure Regulations, CH 4.03)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

28' PAE-PUE is not allowed per chapter 42 ordinance (chapter 42-122)

Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-infrastructure regs, 12.02)

UVE should be checked Fleetwood Creek Way and Hollister Street. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked Mossy Pine Branch street and Hollister Street. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Recorded plat shows an existing corner cut at Fleetwood Creek Way. Show additional ROW for 15' x 15' corner cut (COH IDM table 10.3 and 10.4)

Remove floodplain lines (Chapter 42-20)

Label SWQ note (HC-Stormwater regulations)

Label county landscaping note ((HC-infrastructure regulations, Sec 13)

Plat is requested to be deferred for coordination with developer.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 23
Action Date: 01/25/2024
Plat Name: Indian Shores Commercial
Developer: Midstream and Terminal Services LLC
Applicant: Doucet & Associates, Inc.
App No/Type: 2024-0020 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	7.9470	Total Reserve Acreage:	7.9470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379F	ETJ

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Provide documents for dedicated lots to the row

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 01/25/2024
Plat Name: Indian Shores Commercial
Developer: Midstream and Terminal Services LLC
Applicant: Doucet & Associates, Inc.
App No/Type: 2024-0020 C2

Staff Recommendation:
 Defer Chapter 42 planning standards

HPW-HW- IDS: Approved
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
 Missing B.L.
 CenterPoint: Owner on Dedication Page and owner in Title Block do not match Title Report.
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
 An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytexas.gov .
 Documentation of TxDOT driveway approval should be submitted with site plans (HC-infrastructure regs, 5.06)
 TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings (HC-infrastructure regs, 12.02)
 Verify western plat boundary after TxDOT's land purchase (chapter 42-41)
 Add 25' building line (chapter 42-150)
 Plat is requested to be deferred.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 24
Action Date: 01/25/2024
Plat Name: Indian Springs Sec 1
Developer: Blackline Engineering LLC
Applicant: Blackline Engineering
App No/Type: 2024-0097 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	63.1000	Total Reserve Acreage:	33.6843
Number of Lots:	150	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County FWSD 58
County	Zip	Key Map ©	City / ETJ
Harris	77532	378G	ETJ

Conditions and Requirements for Approval

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Ament_185_cos.doc)

047. Make minor corrections and additions as indicated on the marked file copy.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Provide release letter from pipeline company

Provide revised amenities plan

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 24
Action Date: 01/25/2024
Plat Name: Indian Springs Sec 1
Developer: Blackline Engineering LLC
Applicant: Blackline Engineering
App No/Type: 2024-0097 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

CenterPoint: 1--RESERVE C-F: No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.)

HPW-HW- IDS: APPROVED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

May need INO letter from pipeline crossing prior to plan approval (HC-Infrastructure Regulations, CH 5.06) TIA will be required to include but not limited to signal analysis, driveway location, median openings and left turn lane requirements as well as developer construction responsibilities on E Lake Houston Pkwy for future development (HC Infrastructure Regulations, chapter 12.02)

Ensure that street curves conform to COH IDM/ standards , 300' R min for C25.(IDM 10.3.03D)

UVes are shown on plat and will need to be shown on construction plan (IDM Chapter 10-COH geometric design guidelines, 10-44)

Add street name break for street name change (HC-infrastructure regulations-Appendix K)

Provide HCFCD INO e-mail at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 01/25/2024
Plat Name: Kobs Acre
Developer: Owner
Applicant: Conley Land Services, LLC
App No/Type: 2024-0045 C1

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	1.0000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287F	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 01/25/2024
Plat Name: Kobs Acre
Developer: Owner
Applicant: Conley Land Services, LLC
App No/Type: 2024-0045 C1

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
 Easement actually has a north and south half.
 Recorded in CF#: S523799
 Recorded in CF#: S523800

HPW-HW- IDS: Approved
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
 Utility easement will need to be dedicated by separate instrument prior to recordation (Chapter 42-212)
 Check with city of Houston if GP is required or if plat boundary should be expanded (chapter 42-24)
 An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 26
Action Date: 01/25/2024
Plat Name: Lexen Court
Developer: B & amp; amp; U Construction
Applicant: The Interfield Group
App No/Type: 2024-0102 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0040	Total Reserve Acreage:	0.1540
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

Conditions and Requirements for Approval

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (42-40(d)(1))

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

132. Add variance note: The Planning Commission granted a variance to allow a 40' public street (Lexen) as opposed to a 50' street subject to specific conditions on 12/21/23. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat. (Sec 42-81)

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 01/25/2024
Plat Name: Lexen Court
Developer: B & amp; amp; U Construction
Applicant: The Interfield Group
App No/Type: 2024-0102 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/18/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- Ensure that the proposed fire hydrant will not conflict with the sidewalk otherwise consider relocation.

-The survey shows an existing power pole along the perimeter of the proposed development, and proposed street, recommend verifying that the site plan does not conflict with the pole otherwise, recommend coordinating with Center Point.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

CenterPoint: Any public/private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as Public Utility Easements (PUE) and identified as such within the notes or legend.

HPW-OCE- Drainage and Utility: Detention is required.

Storm water quality permit is required.

Make sure that 10' clearance between public utility to the building foundation.

Dedicate public utilities easement to City.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 27
Action Date: 01/25/2024
Plat Name: Linn Street Estates
Developer: fifth ward community development corp
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2023-2951 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.8450	Total Reserve Acreage:	1.9730
Number of Lots:	47	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454X	City

Conditions and Requirements for Approval

034. COS areas shall be restricted for the use of the owners of property in and the residents of the subdivision. (185)

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (42-192)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: List all abbreviations in legend.

HPW-OCE- Drainage and Utility: Stormwater quality permit is required.



Agenda Item: 28
Action Date: 01/25/2024
Plat Name: McWorter
Developer: 9811 Porto Rico, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-0049 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1631	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	450B	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 01/25/2024
Plat Name: McWorter
Developer: 9811 Porto Rico, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-0049 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/19/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- Driveways/sidewalks/walkways near the trees shall be approved by parks department prior to traffic approval. All requests along with site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need have Forestry approval.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Addressing: Please change the road designation of PORTO RICO to ROAD

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 29
Action Date: 01/25/2024
Plat Name: Mesa Vista Sec 1
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No/Type: 2023-2918 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	99.3850	Total Reserve Acreage:	43.3320
Number of Lots:	353	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	415Y	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 078. Minimum lot size in the urban area is 3500 square feet without compensating open space. (183)
- 091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
- 134.4. This percentage (___%) shall be applied to the then-current fee in lieu of dedication.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (___units) of dwelling units.
- 185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.



Agenda Item: 29
Action Date: 01/25/2024
Plat Name: Mesa Vista Sec 1
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No/Type: 2023-2918 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Reserves shown on table and reserves labeled on plat do not match:

- There are duplicate letters shown on the plat drawing (example: Reserve C is labeled on two reserves)
- The information shown is inconsistent (Reserve G is shown as being 40.492 acres on table but the Reserve G labeled on the plat is 0.04536 acres)
- Detention on the north side of the plat is not labeled as a reserve on the plat drawing. Detention must be identified as a reserve (per the acreage, the detention may be Reserve G but Reserve G is labeled elsewhere on the plat)

Please provide a Reserve Exhibit that identifies the location of all reserves (highlight in color) with a table that identifies the use and size. This will help us verify information more efficiently.

Inconsistent labeling of blocks throughout proposed plat. please check ALL block labels.

Provide a Block Exhibit that identifies each block on the proposed plat

Label ALL ROW widths

Per Addressing, "Old Wagon Circle" and "Hungry Horse Court" are included on the plat tracker application but are not found on the plat. Please ensure the plat and application reflect the same information. Additionally, "Old Wagon" and "Grizzle" are already in use, please select unique names.

No dead end UEs

Per the GP, these markups must be addressed:

- 1) N/S Intersection spacing must be addressed - approximately 5,679' from Mesa Drive to Wayside Drive and approximately 4,575' from Mesa Drive to western boundary of GP
2) address stub street of Lakewood Street
3) address stub street of Cockburn Street

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 01/25/2024
Plat Name: Mesa Vista Sec 1
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No/Type: 2023-2918 C3P

Staff Recommendation:
 Defer Chapter 42 planning standards

HPW-HW- IDS: For the creation of this subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
 Dead-end water lines are prohibited within cul-de-sac.
 Stormwater quality permit is required.
 In the floodplain, need approved drainage plan.

Addressing: OLD WAGON CIRCLE and HUNGRY HORSE COURT are included in the application, but not found on the plat. Please ensure the plat and application reflect the same information. Additionally, OLD WAGON and GRIZZLE are already in use, please select unique names.
 CenterPoint: Utility Easements (UEs) should be dedicated (minimum of 14') for subdivisions in rear or front of lots for subdivision, IN ALL BLOCKS AND ON ALL LOTS.
 a. 14' utility easements should be used for any dry utilities, exclusive to CNP facilities and shared.
 b. 16' utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes)
 c. Side-lot easements should be 10' wide perimeter or 5' on either side of lot line.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 30
Action Date: 01/25/2024
Plat Name: Morton Creek Ranch Sec 30
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2023-2986 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.7980	Total Reserve Acreage:	2.1650
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445P	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Morton Creek Sec 28 must be recorded prior to or simultaneously with this plat.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 01/25/2024
Plat Name: Morton Creek Ranch Sec 30
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2023-2986 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW-HW- IDS: APPROVED

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: Identify dashed line in Reserve A behind Lots 12-18. If this is a split easement use indicator arrows to clearly identify the easement.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

UVEs are shown on plat and will need to be shown on construction plan (IDM Chapter 10-COH geometric design guidelines, 10-44)

Limited scope TIA/TIA may be required with site plans to determine traffic impacts as well as developer's construction responsibility, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)

label county landscaping note ((HC-infrastructure regulations, Sec 13)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 31
Action Date: 01/25/2024
Plat Name: Muhich Woodland
Developer: AAA Storage
Applicant: Windrose
App No/Type: 2024-0094 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.1930	Total Reserve Acreage:	5.1930
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Rayford Road MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252T	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

190. Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: • CenterPoint records show two (2) unrecorded existing utility easements that should be included on the current plat: 4B19 & 4B37

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 01/25/2024
Plat Name: Noble Street Homes
Developer: Sunbeam Homes LLC
Applicant: RP & Associates
App No/Type: 2024-0055 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1081	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 01/25/2024
Plat Name: Noble Street Homes
Developer: Sunbeam Homes LLC
Applicant: RP & Associates
App No/Type: 2024-0055 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/19/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- Coordinate with center point energy for existing power pole in the ROW.
 HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.C.F., G.B.L., and No.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 33
Action Date: 01/25/2024
Plat Name: North Bound Housing
Developer: New Spirit of Life Missionary Baptist Church
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-0004 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	7.9658	Total Reserve Acreage:	5.7038
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	413S	City

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)
- 185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication .

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 01/25/2024
Plat Name: North Bound Housing
Developer: New Spirit of Life Missionary Baptist Church
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-0004 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
 UnRec CNP File No. 109-Z-43

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of this unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE. No public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services.

Call out all private F.H..

Detention is required.

Stormwater quality permit is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 34
Action Date: 01/25/2024
Plat Name: Pineland Development
Developer: Greatland Logistics, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-0039 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.5961	Total Reserve Acreage:	4.5961
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	417T	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 01/25/2024
Plat Name: Pineland Development
Developer: Greatland Logistics, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-0039 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW-HW- IDS: Approved
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
 Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
 An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 35
Action Date: 01/25/2024
Plat Name: Plaza Eatates at Esparza
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-0071 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574K	City

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (_2_units) of dwelling units.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) 20' BL allowed unless required by Deed Restrictions. If DRBL, then provide record info and state "And by plat". Title does not reference a deed restriction that appears to mentions BL requirements.
- 2.) Lot is nearly an acre, Density table and small lot notes not required.
- 3.) Amend Single family notes to instead say "Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached dwelling unit of not more than 1500 square feet shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 01/25/2024
Plat Name: Plaza Eatates at Esparza
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-0071 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/18/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- Recommend including the distance from the proposed development to the nearest intersection.

-Coordinate with center point energy for existing power pole that may interfere with the sidewalk.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel C223-00-00 with top of banks at the eastern boundary of the plat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 36
Action Date: 01/25/2024
Plat Name: Quarry on Grant Sec 1
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2024-0046 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.3040	Total Reserve Acreage:	0.8370
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327L	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 053. Change street name(s) as indicated on the file copy to avoid duplication.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 148. Change street name(s) as indicated on the marked file copy. (133-134)
- 159. Provide centerline tie.
- 1.) Dimension Grant Road to confirm sufficient ROW width.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 36
Action Date: 01/25/2024
Plat Name: Quarry on Grant Sec 1
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2024-0046 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 1/23/2024
No comments.
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

Addressing: Proposed streets cannot have road designations as part of the name. Update QUARRY COVE to remove the designation or provide a different name.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
Plans and plat will need to be approved by CPI senior project manager Mike Turner prior to recordation (HC- infrastructure Regulations, CH 6.03)
UVE should be checked at Silica Sands Lane and Quarry Springs Boulevard. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Quarry Springs Boulevard and Quarry Cove Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Fire Opal Crt and Quarry Cove Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Label future road (chapter 42-41)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)
20’ x 20’ corner cuts at Quarry Springs Boulevard/Grant Road intersection (IDM COH geometric Design guidelines, 10-14)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.



Agenda Item: 37
Action Date: 01/25/2024
Plat Name: Red Haw Heights
Developer: Significance 5 LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-0047 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2525	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453K	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 01/25/2024
Plat Name: Red Haw Heights
Developer: Significance 5 LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-0047 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/19/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 38
Action Date: 01/25/2024
Plat Name: Refuge Temple Ministries Sec 1
Developer: Idea Public Schools C/O
Applicant: Pape-Dawson Engineers
App No/Type: 2024-0098 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.5000	Total Reserve Acreage:	14.1420
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375T	ETJ

Conditions and Requirements for Approval

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Use correct variance note: "The Planning Commission granted a variance to exceed intersection spacing by not providing a north/south street through the property on 07/09/2020. The variance approval was contingent on the proposed land-use. Any change of the land use would make the variance approval invalid and may require a replat."
- 2.) Address Pipeline easement listed in title, either show on plat or identify in the notes.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 38
Action Date: 01/25/2024
Plat Name: Refuge Temple Ministries Sec 1
Developer: Idea Public Schools C/O
Applicant: Pape-Dawson Engineers
App No/Type: 2024-0098 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net. For drainage analysis related questions, please email civildevel@harriscountytexas.gov .(30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>)

TxDOT may require a TIA. If so , county should be involved in scoping meeting (HC-infrastructure Regulations, CH 12.02)

Documentation of TxDOT driveway approval should be submitted with site plans.(HC Infrastructure Regulations, chapter 5.06)

Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)

CenterPoint: Unlocated pipeline easement(s) affecting the subject property granted to The Texas Pipe Line Company, as set forth by instrument(s) filed for record under Volume 459, Page 196, of the Deed Records of Harris County, Texas.

Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please add the above unlocated pipeline easement to notes of plat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 39
Action Date: 01/25/2024
Plat Name: Shadywood Addition partial replat no 2
Developer: Brownstone Living, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2024-0079 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1420	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Provide adequate waste water note.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 01/25/2024
Plat Name: Shadywood Addition partial replat no 2
Developer: Brownstone Living, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2024-0079 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/18/2024 - Recommend including the distance from the proposed development to the nearest intersection.

- Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.
<http://www.houstontx.gov/planning/>

- Coordinate with center point energy for existing power pole in the ROW.
 HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.
 When applying, please attach a copy of the proposed re-plat to the WCR application.
 You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable.
 Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 40
Action Date: 01/25/2024
Plat Name: Sila Sec 2
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2024-0073 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	34.1500	Total Reserve Acreage:	1.5850
Number of Lots:	160	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 514
County	Zip	Key Map ©	City / ETJ
Harris	77336	258Y	ETJ

Conditions and Requirements for Approval

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Sila Sec 1 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3) & Sec 42-189)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))
- 205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 01/25/2024
Plat Name: Sila Sec 2
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2024-0073 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW-HW- IDS: APPROVED
 HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
 Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
 Sila Sec 1 will need to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42-120)
 Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
 Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 41
Action Date: 01/25/2024
Plat Name: Skyline Homes at Nagle
Developer: Seahorse Realty
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2023-2863 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2080	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1) Single Family note:

Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached dwelling unit of not more than 1500 square feet shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.

2) Visibility triangle note:

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. For lots located on collector or local streets that take rear or side access and qualify for a reduced building line of 5 feet, an encroachment into the visibility triangle is allowed above 10 feet as measured vertically from the ground.

3) All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 01/25/2024
Plat Name: Skyline Homes at Nagle
Developer: Seahorse Realty
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2023-2863 C2

Staff Recommendation:
 Defer Chapter 42 planning standards

HPW- TDO- Traffic: 01/09/2024 - No visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

HPW-HW- IDS: For the creation of this four lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Addressing: Please change the road designation on PIERCE to STREET.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 42
Action Date: 01/25/2024
Plat Name: Smart Living at Mykawa
Developer: BAY REDSIDENTIAL LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-0062 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.7020	Total Reserve Acreage:	11.7020
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574R	City

Conditions and Requirements for Approval

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 073.1. Replat Legal Descriptions shall follow guidelines and/or examples. Legal description on face of the plat and in title must match.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))
- 205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)
- A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov (Sec. 9-381)
- A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 01/25/2024
Plat Name: Smart Living at Mykawa
Developer: BAY REDSIDENTIAL LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-0062 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 1/24/2024

An access Form may be required, ations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found in Chapter 15 of the Design Manual (IDM).

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

TxDOT Advance Transportation Planning: Applicant is advised that parcel is under future ROW for SH-35. This is shown on current City of Houston Major Thoroughfare Plan 01/17/2024 and accepts possibility of future Roadway construction and acquisition in future.

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 43
Action Date: 01/25/2024
Plat Name: Solid Rock Village Sec 2
Developer: BURGHLI HOME DEVELOPMENT LLC
Applicant: Survey 1, Inc.
App No/Type: 2023-2807 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	18.7565	Total Reserve Acreage:	2.5249
Number of Lots:	95	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	455A	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Solid Rock Village Sec 1 must be recorded prior to or simultaneously with this plat.
- 134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1) Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached dwelling unit of not more than 1500 square feet shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.
- 2) See 42 (188) g 2 regarding lot width minimum

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 44
Action Date: 01/25/2024
Plat Name: Spring Cypress Warehouses Sec 1
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2024-0009 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.5948	Total Reserve Acreage:	4.5948
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330D	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Plat name must match application (chapter 42-41)



Agenda Item: 45
Action Date: 01/25/2024
Plat Name: Sunterra Sec 56
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-0081 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	10.8200	Total Reserve Acreage:	0.3800
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	403Z	ETJ

Conditions and Requirements for Approval

- 034. Add COS plat note: Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision.
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Sunterra Sec 48 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVED
 HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
 Make sure that 10' clearance between public utility to the building foundation.
 Dead-end water lines are prohibited within cul-de-sac.



Agenda Item: 46
Action Date: 01/25/2024
Plat Name: Toybox Park
Developer: Cisneros Design Studio
Applicant: Windrose
App No/Type: 2024-0091 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6251	Total Reserve Acreage:	0.6251
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 01/25/2024
Plat Name: Toybox Park
Developer: Cisneros Design Studio
Applicant: Windrose
App No/Type: 2024-0091 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/18/2024- An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

-Recommend including the distance from the proposed development to the nearest intersection.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
HPW-OCE- Drainage and Utility: Detention is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 47
Action Date: 01/25/2024
Plat Name: Trillium Sec 7
Developer: TPHTM 1464, LLC
Applicant: Costello, Inc.
App No/Type: 2024-0026 C3F

Staff Recommendation:
Defer per Fortbend County
Engineering

Total Acreage:	36.3900	Total Reserve Acreage:	3.1600
Number of Lots:	132	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526V	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

052. Bissonnet in Trillium Street Dedication Sec 2 and reserves must be recorded prior to or simultaneously with this plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

Defer per Fortbend County Engineer.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 01/25/2024
Plat Name: Trillium Sec 7
Developer: TPHTM 1464, LLC
Applicant: Costello, Inc.
App No/Type: 2024-0026 C3F

Staff Recommendation:
 Defer per Fortbend County
 Engineering

Fort Bend Engineer: 1) Revise design as cul-de-sac exceeds maximum length per 5.6.A.2, regulations of subdivisions
 2) Either add the recording information for the proposed 20'SSE on the MUD 30 property or remove from the plat. As the owner is not MUD 30, the easement can only be shown if it is already recorded
 3) Add 15' building line offset from pipeline easement
 4) Adjacent section must be recorded prior to or concurrently with this section for legal access
 5) Address all markups
 6) Submit FP to FBC for formal review
 7) This is not considered a formal review by FBC as not all review comments are provided in this portal
 HPW-HW- IDS: Approved
 HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 48
Action Date: 01/25/2024
Plat Name: Trillium Sec 9
Developer: TPHTM 1464, LLC
Applicant: Costello, Inc.
App No/Type: 2024-0027 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.8600	Total Reserve Acreage:	0.8500
Number of Lots:	96	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526V	ETJ

Conditions and Requirements for Approval

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Bissonnet Street in Trillium Street Dedication Sec 2 & reserves must be recorded prior to or simultaneously with this plat.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

- Fort Bend Engineer:
- 1) Lot size variance required through FBC
 - 2) Provide recording information for easements proposed outside the plat boundary
 - 3) Provide a 1' reserve along L2
 - 4) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2
 - 5) Bissonnet Street must be recorded prior to or concurrently with this plat for legal access
 - 6) Submit FP to FBC for formal review
 - 7) This is not considered a formal review by FBC as not all review comments are provided in this portal
- HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.



Agenda Item: 49
Action Date: 01/25/2024
Plat Name: West Bend Sec 1 partial replat no 1
Developer: SONNY ELY
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-0063 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2237	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 120
County	Zip	Key Map ©	City / ETJ
Harris	77082	528A	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

Add CenterPoint note: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner’s expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner’s expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of “Private” or “PVT.” (Sec 41-22 and Sec 42-133)

Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)

Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

Single-family residential lots shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A further reduction in the front building line shall be allowed when using the typical lot layout. Add BL 156(b) illustration and notes on the plat. (42-156(b))

Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (42-41(1)).

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 01/25/2024
Plat Name: West Bend Sec 1 partial replat no 1
Developer: SONNY ELY
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-0063 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVED

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel D100-00-00 with top of banks at the northern boundary of the plat (see uploaded Plat checklist guidelines PDF).

CenterPoint: Note 6: The City of Houston requires the GHBA language, word-for-word, be included in the General Notes. A copy is attached.

Rear UE: Vol 285 Pg 37 states the rear UE also includes a 5x20 AE.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Plat name must match application (chapter 42-41)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation.(TLGC-242.001h/HC-permits 5.06)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 50
Action Date: 01/25/2024
Plat Name: Belle Mansions of Orebo
Developer: ABN Homes LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-0050 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1636	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412S	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Lots must meet requirements per 42-157b.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 01/25/2024
Plat Name: Belle Mansions of Orebo
Developer: ABN Homes LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-0050 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/19/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 51
Action Date: 01/25/2024
Plat Name: Belle Terre Estate
Developer: Belle Terre Properties LLC,
Applicant: C & C Surveying, Inc
App No/Type: 2023-2927 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2130	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Z	ETJ

Conditions and Requirements for Approval

209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please add recording at easement site for 10' U.E.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Add recordation information (Chapter 42-41)

Record access easement to prevent landlocked property prior to recordation

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 52
Action Date: 01/25/2024
Plat Name: Bridgeland Corner Plaza
Developer: n/a
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-0005 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.8025	Total Reserve Acreage:	2.8025
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406L	ETJ

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 52
Action Date: 01/25/2024
Plat Name: Bridgeland Corner Plaza
Developer: n/a
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-0005 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Increase corner cut to 15' x 15' (COH IDM table 10.3 and 10.4)
UVE should be checked at Fry Road and Jazzy Cove. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Label site drainage note ((HC-infrastructure regulations, Sec 4.06)
Label landscaping note ((HC-infrastructure regulations, Sec 13)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 53
Action Date: 01/25/2024
Plat Name: Castillo Complex
Developer: Alliance DesignWorks
Applicant: Owens Management Systems, LLC
App No/Type: 2024-0078 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.9999	Total Reserve Acreage:	2.9990
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	571R	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 01/25/2024
Plat Name: Castillo Complex
Developer: Alliance DesignWorks
Applicant: Owens Management Systems, LLC
App No/Type: 2024-0078 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/18/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

HPW-OCE- Drainage and Utility: Detention is required. Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.
 Addressing: Please change Buxton Street to Buxley Street.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 54
Action Date: 01/25/2024
Plat Name: Cebra Park Place
Developer: Terra Holdings Group, Inc.
Applicant: ICMC GROUP INC
App No/Type: 2023-2873 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.1152	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

Conditions and Requirements for Approval

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 12/29/2023 - Recommend including the distance from the proposed development to the nearest intersection.

- Coordinate with center point energy for existing power pole in the ROW and on the property line.

- Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.
<http://www.houstontx.gov/planning/>

HPW-HW- IDS: approve

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 55
Action Date: 01/25/2024
Plat Name: Christian Brothers Katy
Developer: Dynamic Engineering Consultants
Applicant: Windrose
App No/Type: 2024-0090 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0000	Total Reserve Acreage:	1.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445B	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVED

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Limited scope TIA/TIA may be required with site plans to determine traffic impacts if not addressed in adjacent properties' TIA, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)



Agenda Item: 56
Action Date: 01/25/2024
Plat Name: Cranford Place Village
Developer: IJB Homes Group, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2023-2965 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3168	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454K	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 053. Change street name(s) as indicated on the file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit. (Sec 33-155)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 01/25/2024
Plat Name: Cranford Place Village
Developer: IJB Homes Group, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2023-2965 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

Addressing: Please "TOLIVER ST" to "E TOLIVER ST".

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 57
Action Date: 01/25/2024
Plat Name: East Park Landing
Developer: Maria Perez
Applicant: Total Surveyors, Inc.
App No/Type: 2024-0068 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2321	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	495W	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)
- 1. According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 01/25/2024
Plat Name: East Park Landing
Developer: Maria Perez
Applicant: Total Surveyors, Inc.
App No/Type: 2024-0068 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/18/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- The survey shows an existing power pole along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the pole otherwise, recommend coordinating with Center Point.
HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.
When applying, please attach a copy of the proposed re-plat to the WCR application.
You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 58
Action Date: 01/25/2024
Plat Name: Elite Business Park
Developer: Elite Motor Group Limited LLC
Applicant: Building and Infrastructure Solutions
App No/Type: 2024-0025 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.5507	Total Reserve Acreage:	6.5507
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Harris County MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77034	577S	City

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). Humble Pipe Line Company Sec 42-55

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale **. Sec 42-42(3), Sec 42-44(4)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 01/25/2024
Plat Name: Elite Business Park
Developer: Elite Motor Group Limited LLC
Applicant: Building and Infrastructure Solutions
App No/Type: 2024-0025 C3R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 1/24/2024

An access Form may be required, and ations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found in Chapter 15 of the Design Manual (IDM).

Any work in the State right-of-way requires TxDOT approval. Furnish copies of TxDOT driveway permit and sidewalk approval prior to traffic review.

CenterPoint: 1—Define reserve use.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Make sure that 10' clearance between public utility to the building foundation.

No building is allowed within any public utility easement.

In the floodplain, need approved drainage plan.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 59
Action Date: 01/25/2024
Plat Name: Elyson Sec 60
Developer: NASH FM 529, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2945 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	40.5000	Total Reserve Acreage:	19.8300
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404R	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation. Sec 42-210

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. Sec 42-212

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)

052. Elyson Sec 59 must be recorded prior to or simultaneously with this plat.
Sec 42-120(a)(3)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 01/25/2024
Plat Name: Elyson Sec 60
Developer: NASH FM 529, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2945 C3R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW-HW- IDS: APPROVE
 HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

CenterPoint: Reserve E also Labeled Reserve 6. Please check locations of Reserve E and G on plat.

It is hard to see if the attached SCE affects this plat, if it does affect, please add the language below to notes. Regarding the Sanitary Control Easement, the document does not mention an allowance for the installation of public utilities within the area. CenterPoint requests the following be added to the general notes with documented approval of said note by the grantee in said sanitary control easement:

“CenterPoint Energy has rights to place gas and electric infrastructure within all utility easements hereby existing or dedicated by this plat and is not restricted by the Sanitary Control Easements recorded under H.C.C.F. No.: [ADD RECORDING REFERENCE]”

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
 Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
 Sec 59 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
 Spell out street name suffixes (HC-Infrastructure Regulations, appendix K)
 Add WPA map info reference for recording info (chapter 42-41)
 Call out easterly 10’ of ROW, vol 832 page 4 HCDR (Chapter 42-41)
 Plans and plat will need to be reviewed and approved by CIP project manager, Fatih Adam.(HC-infrastructure Regulations, CH 6.03)
 GP calls out a well site. Label existing sanitary control easement (chapter 42-41)
 Add 1’ reserve (chapter 42-191)
 Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)
 UVE should be checked at Future ROW and FM 529 UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
 Stub street will need to be recorded for access prior to or simultaneously with this plat (chapter 42-120)
 Label name and recording info (chapter 42-41)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.



Agenda Item: 60
Action Date: 01/25/2024
Plat Name: Estates at Highland Heights
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2850 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7028	Total Reserve Acreage:	0.1798
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	412X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

148. Change street name(s) as indicated on the marked file copy. (133-134)

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (133-134)

1. Plat must be moved to replat section of agenda.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 01/25/2024
Plat Name: Estates at Highland Heights
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2850 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 1/24/2024

Verify that the proposed driveway is consistent with the width within the right of way and can taper or flare into the desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on the abutting property or corner radius.

Please verify that the proposed driveways do not conflict with existing street light structures, any conflict needs to be directed to Center Point for conflict resolution or possible relocation.

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Call out all private F.H..

HPW-HW- IDS: For the creation of this subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

Addressing: Street names cannot have more than one road designation. COURT cannot be used in the road name, and PINE is already in use. Please provide a more unique name.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 61
Action Date: 01/25/2024
Plat Name: Farmer Villas
Developer: PIN PROPERTY BUYERS, LLC
Applicant: Patrick Planning Services, LLC
App No/Type: 2024-0036 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1050	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. Lot access must be reconfigured to meet Ch 42 standards.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 61
Action Date: 01/25/2024
Plat Name: Farmer Villas
Developer: PIN PROPERTY BUYERS, LLC
Applicant: Patrick Planning Services, LLC
App No/Type: 2024-0036 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 01/19/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 62
Action Date: 01/25/2024
Plat Name: Francis Street Townhomes
Developer: Hearthstone Homes, LP
Applicant: Cameron Architects Inc.
App No/Type: 2023-2867 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1983	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

129. Requirements for Private Easements and Fee strips. (212) 1) All existing easements or fee strips shall be shown with appropriate notations indicating the name and holder, the purpose of the easement or fee strip, the dimensions tied to all adjacent lot lines, street rights-of-way and plat boundary. 2) Easements not defined by accurate survey dimensions the subdivider the owner of the easement shall define the limits and location of the easement within the plat boundary. (i.e., 'over and across' easements) 3) If the holder of an undefined easement does not define the easement, and can prove the owner's refusal to define the easement, the plat shall provide accurate information about the centerline location of all existing pipelines or other utility facilities.

1. According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 62
Action Date: 01/25/2024
Plat Name: Francis Street Townhomes
Developer: Hearthstone Homes, LP
Applicant: Cameron Architects Inc.
App No/Type: 2023-2867 C2R

Staff Recommendation:
Defer Applicant request

CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.
2-- CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: FRANCIS AVENUE/STREET
3-- Prior easement (copy attached) to be included on plat:
Blanket easements should be listed in the General Notes.
Recorded in CF#: RP-2023-371339
-END-

HPW- TDO- Traffic: 12/29/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Coordinate with center point energy for existing power pole/street light structure that may interfere with the sidewalk.

HPW-HW- IDS: For the creation of this subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Make sure that 10' clearance between public utility to the building foundation.
There is 8" sanitary sewer owned by City located inside the property. Need to dedicate sanitary sewer easement. No building is allowed within any public utility easement.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 63
Action Date: 01/25/2024
Plat Name: Hardy Vista
Developer: Createch Solutions
Applicant: replats.com
App No/Type: 2024-0044 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.6494	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	453D	City

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.

Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150)

Update plat notes as shown on marked file copy
Revise plat to show new layout with d B.L.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 01/25/2024
Plat Name: Hardy Vista
Developer: Createch Solutions
Applicant: replats.com
App No/Type: 2024-0044 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 01/19/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>
CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
2. An E.A.E. cannot encroach on an existing utility easement with facilities.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 64
Action Date: 01/25/2024
Plat Name: Harris County ESD no 1 Fire Station no 93
Developer: Brooks and Sparks
Applicant: West Belt Surveying, Inc.
App No/Type: 2024-0060 C2R

Staff Recommendation: Approve the plat subject to the conditions listed

Table with 4 columns: Property/Utility Type, Value, Property/Utility Type, Value. Rows include Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Zip, Key Map, and City/ETJ.

Conditions and Requirements for Approval

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add originally platted street name

Add "and by plat" to restricted B.L

Add deed restricted B.L note to face of plat

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 01/25/2024
Plat Name: Harris County ESD no 1 Fire Station no 93
Developer: Brooks and Sparks
Applicant: West Belt Surveying, Inc.
App No/Type: 2024-0060 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

CenterPoint: • Regarding the Sanitary Control Easement, the document does not mention an allowance for the installation of public utilities within the area. CenterPoint requests the following be added to the general notes with documented approval of said note by the grantee in said sanitary control easement: "CenterPoint Energy has rights to place gas and electric infrastructure within all utility easements hereby existing or dedicated by this plat and is not restricted by the Sanitary Control Easements recorded under H.C.C.F. No.: [ADD RECORDING REFERENCE]"

- END -

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02) Label E738683 for recording info for Fallbrook Drive west of Willow Wood Lane (Chapter 42-41)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 65
Action Date: 01/25/2024
Plat Name: Heights Eats
Developer: AAT Services
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-0008 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.3007	Total Reserve Acreage:	0.3007
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add originally platted street names

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 01/25/2024
Plat Name: Heights Eats
Developer: AAT Services
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-0008 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/23/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found in Chapter 15 of the Design Manual (IDM).

- Verify that the street light structure does not conflict with the new development, otherwise, coordinate with Center point energy for possible relocation.

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: W 20th ST

HPW-OCE- Drainage and Utility: Detention is Required.

Make sure that 10' clearance between public utility to the building foundation.

Missing B.L.

HPW-HW- IDS: For the creation of this unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 66
Action Date: 01/25/2024
Plat Name: Herrera Estates at South Breeze Drive
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-0003 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2330	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77071	570B	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Update plat notes

Update R.O.W record information

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 01/23/2024 - Ensure extending the existing sidewalk according to IDM standard.

- Coordinate with Center point and OCE-Drainage and Utility for Utility Pole that may interfere with the sidewalk.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel D140-01-01 with top of banks, also include the Public Easement information at the western boundary of the plat.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.



Agenda Item: 67
Action Date: 01/25/2024
Plat Name: Huffmeister Reserve
Developer: Showcase Luxury Garages, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2023-2975 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2315	Total Reserve Acreage:	2.2315
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327T	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code.
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.C.F., No., F.C., HPW-HW- IDS: APPROVED

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@harriscountytexas.gov .

Verify with city if this is a replat of Cypress Farms subdivision



Agenda Item: 68
Action Date: 01/25/2024
Plat Name: Independence Heights Mixed Use
Developer: Kimley Horn
Applicant: Windrose
App No/Type: 2024-0096 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.3020	Total Reserve Acreage:	6.2330
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 01/25/2024
Plat Name: Independence Heights Mixed Use
Developer: Kimley Horn
Applicant: Windrose
App No/Type: 2024-0096 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 1/18/2024 - Show visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Make sure that 10' clearance between public utility to the building foundation.

No building is allowed within any public utility easement.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 69
Action Date: 01/25/2024
Plat Name: Kenton Estates
Developer: Innova Construction Developments, LLC
Applicant: Dart Land Services LLC
App No/Type: 2023-2959 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1086	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455P	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 01/25/2024
Plat Name: Kenton Estates
Developer: Innova Construction Developments, LLC
Applicant: Dart Land Services LLC
App No/Type: 2023-2959 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/05/2024 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

TxDOT Advance Transportation Planning: Not on TXDOT system.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 70
Action Date: 01/25/2024
Plat Name: Kilgore Estates
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2024-0023 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1200	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards. (42-145(b)(3))

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 01/25/2024
Plat Name: Kilgore Estates
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2024-0023 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/22/2024 - No Comments.
CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
2. An E.A.E. cannot encroach on an existing utility easement with facilities.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 71
Action Date: 01/25/2024
Plat Name: Kings River Sec 1
Developer: Meritage Homes
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0037 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.7000	Total Reserve Acreage:	8.6700
Number of Lots:	86	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 151
County	Zip	Key Map ©	City / ETJ
Harris	77346	337Q	ETJ

Conditions and Requirements for Approval

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 154. Reverse curve(s) does not comply with standards. (132) Revise drawing for compliance.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 01/25/2024
Plat Name: Kings River Sec 1
Developer: Meritage Homes
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0037 C3R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW-HW- IDS: Approved

Addressing: ROYAL RIDGE is already in use. Select a unique name for the street.

CenterPoint: Sanitary Control Easement U937181: The document does not mention an allowance for the installation of public utilities within the area. CenterPoint requests the following be added to the general notes:

Note: CenterPoint Energy has rights to place gas and electric infrastructure within all utility easements hereby existing or dedicated by this plat and is not restricted by the Sanitary Control Easements recorded under H.C.C.F. No.: U937181.

Prior easement (copy attached) to be included on plat, the plat can be noted in the General Notes Recorded in CF#: RP-2020-359382

Plat states Pipeline Easement was relocated however, Title Report does not reflect an Easement to Support that.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)

UVE should be checked at Pinehurst Trail Drive and Royal ridge Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Kings Park Way and Crown Maple Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Kings Park Way and Texas Laurel Trl. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Spell out street name suffixes (HC-Infrastructure Regulations, Appendix K)

Label key map number (chapter 42-41)

Label SWQ note (HC-Stormwater regulations)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 72
Action Date: 01/25/2024
Plat Name: Lehman Place
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-0011 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1901	Total Reserve Acreage:	0.0184
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	City

Conditions and Requirements for Approval

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

047. Make minor corrections and additions as indicated on the marked file copy. (chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 01/25/2024
Plat Name: Lehman Place
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-0011 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/19/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Parking restriction is required when development is completed. Lehman St. is approximately 20 ft with open ditches. "No Parking" signs must be installed on both side of the street for the entire block (applicant is required to get approval from TDO for "No Parking" sign installation).

-An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found in Chapter 15 of the Design Manual (IDM).

-Verify that the existing power pole does not conflict with the new development, proposed shared driveway, otherwise, recommend coordinating with center point energy for possible relocation.
 HPW-OCE- Drainage and Utility: Detention is required.
 Stormwater quality permit is required.

HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
 Submit applications online at houstonpermittingcenter.org
 ** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.
 Solid Waste: The proposed development does not enough frontage to receive COH solid waste services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 73
Action Date: 01/25/2024
Plat Name: Lenox Grove Addition partial replat no 1
Developer: Rock River
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2960 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.9162	Total Reserve Acreage:	0.9162
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494T	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 161. Identify ROW width for the Major Thoroughfare. If the width is insufficient, provide for widening. See Major Thoroughfare and Freeway Plan. (122) (MTF name)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 01/25/2024
Plat Name: Lenox Grove Addition partial replat no 1
Developer: Rock River
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2960 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

CenterPoint: • CenterPoint requires a 10' BL adjacent to road right-of-way with facilities which applies to: Harrisburg Boulevard

HPW- TDO- Traffic: 01/22/2024- An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

HPW-OCE- Drainage and Utility: Detention is required.
 Missing B.L. on Harrisburg Blvd.
 Make sure that 10' clearance between public utility to the building foundation.

HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 74
Action Date: 01/25/2024
Plat Name: Lincoln City 5 partial replat no 1
Developer: Balbin Re Investments, LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2812 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1652	Total Reserve Acreage:	0.0036
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. Sec 42-41(1)
- 185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 74
Action Date: 01/25/2024
Plat Name: Lincoln City 5 partial replat no 1
Developer: Balbin Re Investments, LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2812 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 01/22/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- The survey shows an existing power pole along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the pole otherwise, recommend coordinating with Center Point.
HPW-HW- IDS: approve

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Missing B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 75
Action Date: 01/25/2024
Plat Name: Lofts at Hartsook replat no 1
Developer: CSH Lofts at Hartsook, Ltd
Applicant: Quiddity Engineering
App No/Type: 2024-0014 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.0072	Total Reserve Acreage:	3.0072
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576K	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 01/25/2024
Plat Name: Lofts at Hartsook replat no 1
Developer: CSH Lofts at Hartsook, Ltd
Applicant: Quiddity Engineering
App No/Type: 2024-0014 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/22/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-OCE- Drainage and Utility: Detention is required. Stormwater quality permit is required.

HPW-HW- IDS: For the creation of this unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 76
Action Date: 01/25/2024
Plat Name: Long Meadow Lofts
Developer: POG Kosmos LMC TX, LP, a Texas Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2023-2900 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	6.3450	Total Reserve Acreage:	6.3450
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526S	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
- 073.2. Legal description on face of the plat and in title must match.
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 01/25/2024
Plat Name: Long Meadow Lofts
Developer: POG Kosmos LMC TX, LP, a Texas Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2023-2900 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Fort Bend Engineer: 1) Update all dates to 2024
 2) Update applicable notes
 3) Submit FP to FBC for formal review
 4) This is not considered a formal review by FBC as not all review comments are provided in this portal
 CenterPoint: 1--CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: MEADOW RANCH PKWY
 2--Label missing: (BL?) [Long line-dot] along MEADOW RANCH PKWY is unlabeled.
 3--Title block: legal description does not match title report which shows a replat of Res L, M and Pt of Res F.

HPW-HW- IDS: APPROVE
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
 Make sure that 10' clearance between public utility to the building foundation.
 No building is allowed within any public utility easement.
 Missing B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 77
Action Date: 01/25/2024
Plat Name: Lusko Project Estates
Developer: Lusko Project LLC
Applicant: WO Developments LLC
App No/Type: 2023-2798 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 139. Provide for widening of Anita street. (122)
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 216. Add shared driveway plat notes: 2) Vehicular access to each lot is provided for by a shared driveway only.
- 221. Fully dimension all shared driveways. (44)
- 222. Identify a 4 foot garage setback adjacent to the shared driveway where the garage entry is located and reference note. (42-146)
- 223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).
- 228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards. (42-145(b)(3))

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 77
Action Date: 01/25/2024
Plat Name: Lusko Project Estates
Developer: Lusko Project LLC
Applicant: WO Developments LLC
App No/Type: 2023-2798 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

CenterPoint: 1. CenterPoint requires a 10' BL adjacent to road right-of-way with overhead facilities which applies to: Anita Street & Sampson Street
2. Please use the correct AE dedication provided in word format.

HPW- TDO- Traffic: 1/22/24

The visibility triangle is not acceptable, the purpose of the visibility triangle is to be able to see the intersecting street without any obstructions.

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle.

HPW-HW- IDS: For the creation of three lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 78
Action Date: 01/25/2024
Plat Name: Madison Estate
Developer: United Paul Quinn, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-0013 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9803	Total Reserve Acreage:	0.4652
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 093.1. Add the following note for subdivision plats with private water systems: 'The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.'
- 148. Change street name(s) as indicated on the marked file copy. (133-134)

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.

Relocate parking back

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 01/25/2024
Plat Name: Madison Estate
Developer: United Paul Quinn, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-0013 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "Royal" is already in use. Please change to a unique street name.

HPW- TDO- Traffic: 1/24/2024

Coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns.

<http://www.houstontx.gov/planning/>

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of this subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE. No public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services.

Remove F.H.E. and change to private F.H.. Or need to dedicate W.L.E. to connect to the F.H.E..

Detention is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 79
Action Date: 01/25/2024
Plat Name: Martin Street Manors
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-0069 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2240	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 79
Action Date: 01/25/2024
Plat Name: Martin Street Manors
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-0069 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/18/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- Parking restriction is required when development is completed. Martin St is approximately 21 ft with open ditches. "No Parking" signs must be installed on one side of the street for the entire block (applicant is required to get approval from TDO for "No Parking" sign installation).

-Coordinate with center point energy for existing power pole in in the ROW.
CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.
HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.
When applying, please attach a copy of the proposed re-plat to the WCR application.
You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 80
Action Date: 01/25/2024
Plat Name: Mayle Meadows
Developer: Aly Construction LLC
Applicant: Texas Land Maps
App No/Type: 2023-2930 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1730	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454C	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 01/22/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Coordinate with center point energy for existing power pole on the property line
HPW-HW- IDS: approve
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.
No building is allowed within any public utility easement.



Agenda Item: 81
Action Date: 01/25/2024
Plat Name: Nickel on Baer
Developer: Haus Houston - Real Estate & Development Co.
Applicant: Cobalt Engineering & Inspections LLC
App No/Type: 2023-2923 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1090	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.

Single family residential lots in the city adjacent to a collector or local street shall have a 5 feet front building line if vehicular access to each lot is provided by a shared driveway and the subdivision conforms to the performance standards of 157(c)(2). ***Conditions: (1) meets the requirements of division 2 of article III of Chapter 42 relating to shared driveways, (2) each dwelling unit on a lot that is adjacent to a public street has front door with an entry feature per section 42-165, and (3) all electrical service installations for the development are installed according to the energy provider’s service standards for the underground installations including the dedication of any easements required for the underground installation. (Sec 42-157)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 81
Action Date: 01/25/2024
Plat Name: Nickel on Baer
Developer: Haus Houston - Real Estate & Development Co.
Applicant: Cobalt Engineering & Inspections LLC
App No/Type: 2023-2923 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/23/2024 - Ensure extending the existing sidewalk according to IDM standard.

- Coordinate with center point energy for existing power pole interfering with the sidewalk.
CenterPoint: CNP REQUIRES shared driveways have 5' building lines.

Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed.
Baker ST.

HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 82
Action Date: 01/25/2024
Plat Name: Noble Living
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-0070 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6355	Total Reserve Acreage:	0.6278
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494B	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 01/25/2024
Plat Name: Noble Living
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-0070 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/18/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

-Ensure reconstructing the existing sidewalk according to IDM standard.

-Ensure extending the existing sidewalk according to IDM standard.

-New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

CenterPoint: 1—CNP requires platted UEs be reviewed and released to be removed. Attached is the Release of Easement Application.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

HPW-OCE- Drainage and Utility: Detention is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 83
Action Date: 01/25/2024
Plat Name: Paloma Wastewater Treatment Plant
Developer: CENTURY LAND HOLDINGS OF TEXAS, LLC
Applicant: Costello, Inc.
App No/Type: 2024-0074 C2R

Staff Recommendation:
Defer Additional
information reqd

Table with 4 columns: Property/Utility Type, Value, Property/Utility Type, Value. Rows include Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Zip, Key Map, and City/ETJ.

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1.) Provide all record documents for Betka Road as the ROW does not appear to be of sufficient width and widening in required.
2.) Provide revised GP as this plat s the ROW and lot layout within previously approved GP and Sec 1.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVED
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Site appears to be in incorrect location on vicinity map (chapter 42-41)
Dedicate 1' ROW (Chapter 42-122)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 84
Action Date: 01/25/2024
Plat Name: Plaza Estate at Nagle
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2993 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3156	Total Reserve Acreage:	0.0045
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	City

Conditions and Requirements for Approval

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

047. Make minor corrections and additions as indicated on the marked file copy.

107. Parking space arrangements, size of spaces and driveway openings shall be in conformance with the building code. (234)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

relocate EAE and parking space

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 84
Action Date: 01/25/2024
Plat Name: Plaza Estate at Nagle
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2993 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/03/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov. CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement. Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 85
Action Date: 01/25/2024
Plat Name: Plaza Estates at Crawford
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2839 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1476	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
 - 1.) Confirm intention to utilize 25' or 15' BL.
 - 2.) Provide 15 x 15 Visibility triangle and correct note.
 - 3.) Address any changes to Parks and Lot Size Table affected by BL adjustment.
 - 4.) Correct legal desc in title block to reference only PORTION of Lot 7 being replated.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 85
Action Date: 01/25/2024
Plat Name: Plaza Estates at Crawford
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2839 C2R

Staff Recommendation:
Defer Applicant request

HPW- TDO- Traffic: 01/22/2024 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
2. CNP requires a 10' BL adjacent to road right-of-way with overhead facilities which applies to: Crawford Street

HPW-HW- IDS: For the creation of three lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Make sure that 10' clearance between public utility to the building foundation.

No building is allowed within any public utility easement.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 86
Action Date: 01/25/2024
Plat Name: Quimby Place
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2972 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2542	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455K	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

- 1.) Proposed Shared Driveway layout does not meet current Ch. 42 standards under 42-146.
- 2.) Designate "Landscape" land use for proposed reserves.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 01/25/2024
Plat Name: Quimby Place
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2972 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

HPW- TDO- Traffic: 01/17/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.

HPW-HW- IDS: For the creation of three lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Missing B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 87
Action Date: 01/25/2024
Plat Name: Rachel Estates
Developer: Valco Builders
Applicant: HRS and Associates, LLC
App No/Type: 2024-0012 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2510	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	City

Conditions and Requirements for Approval

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

047. Make minor corrections and additions as indicated on the marked file copy.

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 87
Action Date: 01/25/2024
Plat Name: Rachel Estates
Developer: Valco Builders
Applicant: HRS and Associates, LLC
App No/Type: 2024-0012 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/19/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

Parking restriction is required when development is completed. Rachel St. is approximately 23 ft with open ditches. "No Parking" signs must be installed on one side of the street for the entire block (applicant is required to get approval from TDO for "No Parking" sign installation).

HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.

Addressing: Please change the road designation of RACHEL to STREET.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Solid Waste: The proposed development does not have the required frontage to receive COH solid waste services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 88
Action Date: 01/25/2024
Plat Name: Sugar Creek Square
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2024-0007 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.5168	Total Reserve Acreage:	3.5168
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575R	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

059.1. Acreage in title and on plat must match at recordation.

127. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 44(6))

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (Sec 42-45)

204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

A01. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 1. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov (Sec 9-381)

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 01/25/2024
Plat Name: Sugar Creek Square
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2024-0007 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/19/2024 - No visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.
 HPW-OCE- Drainage and Utility: Detention is required.
 Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel A120-05-00 at the western boundary of the plat. There may be the need for additional 20' for drainage ROW to align the channel going south of Almeda Genoa Rd (see uploaded plat guidelines PDF).

HPW-HW- IDS: For the creation of two unrestricted reserves, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 89
Action Date: 01/25/2024
Plat Name: Sunset Valley Sec 2
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2944 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	30.7000	Total Reserve Acreage:	13.6000
Number of Lots:	98	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285X	ETJ

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat. (Sec 42-210)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 and Sec 42-44)
- 050. Revise plat boundary as indicated on the marked file copy. Overlap area from what was also within Sec 1's preliminary plat boundary.
- 052. Sunset Valley Sec 1 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
- 121. Add One-foot Reserve plat note: (adjacent to street) "One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatar, his heirs, assigns or successors." (Sec 42-191)
- 126. Revise Single Family Residential plat note: "All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time."
- 157. Provide streets names for each street. (Sec 41-22, 42-133)
- 159. Provide centerline tie.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 01/25/2024
Plat Name: Sunset Valley Sec 2
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2944 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Limited scope TIA/TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02) Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

UVE should be checked at Bauer road and Golden Lantern Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 90
Action Date: 01/25/2024
Plat Name: Turkey Bend
Developer: Kensinger Donnelly LLC
Applicant: Gruller Surveying
App No/Type: 2023-2992 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6118	Total Reserve Acreage:	0.6118
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494Q	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 01/17/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

HPW-HW- IDS: approve

HPW-OCE- Drainage and Utility: Detention is required.

There is 54" storm sewer line owned by City located inside the property. Need to dedicate storm sewer easement.

Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 91
Action Date: 01/25/2024
Plat Name: Vargas Estate
Developer: Vargas Investments & Construction LLC
Applicant: Century Engineering, Inc
App No/Type: 2023-2962 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.7842	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	413S	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.Update notes as seen in markup
- 2.Update legal description as per markup

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 01/25/2024
Plat Name: Vargas Estate
Developer: Vargas Investments & Construction LLC
Applicant: Century Engineering, Inc
App No/Type: 2023-2962 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/17/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Coordinate with center point energy for existing power pole in the ROW.
 HPW-OCE- Drainage and Utility: Detention is Required.
 HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
 ** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Addressing: Include the road designation for VAN NESS STREET

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 92
Action Date: 01/25/2024
Plat Name: Village at East Orem
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2024-0067 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Table with 4 columns: Property Information, Acreage, Multifamily Units, and Utility/Map Information. Rows include Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Harris, Total Reserve Acreage, Number of Multifamily Units, Street Type (Category), Wastewater Type, Utility District, Key Map ©, and City / ETJ.

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Shared driveway exceeds 200'
2. Edit and move park note
3. Update note to new standards as shown on marked up
4. Garage access needs to be shown
5. Properly identify reserves

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92

Action Date: 01/25/2024

Plat Name: Village at East Orem

Developer: CE Engineers & Development Consultants, Inc

Applicant: CE Engineers & Development Consultants, INC

App No/Type: 2024-0067 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 01/18/2024 - Parking restriction is required when development is completed. East Orem Dr is approximately 23 ft with open ditches. "No Parking" signs must be installed on one side of the street for the entire block (applicant is required to get approval from TDO for "No Parking" sign installation).

Verify that the street light structure does not conflict with the proposed shared driveway, otherwise, recommend coordinating with Center Point.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at HoustonPermittingCenter.org.

*** IF APPLICABLE ***

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

CenterPoint: Please identify dashed lines running along each side of the 5 18' shared driveways.

Solid Waste: The proposed development exceeds the maximum number of residential units allowed to receive COH solid waste services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 93
Action Date: 01/25/2024
Plat Name: Village at Southmore
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2023-2956 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.2538	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	533B	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1.) Provide required parking for shared driveway development with 6 lots. A collector street requires that any parking be setback 20' from property line.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 93
Action Date: 01/25/2024
Plat Name: Village at Southmore
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2023-2956 C2R

Staff Recommendation:
Defer Additional
information reqd

HPW- TDO- Traffic: 01/05/2024 - Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. Code of Ordinance, Section 42-186.

CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.

2. CNP requires a 10' BL adjacent to road ROW with overhead facilities which applies to: Southmore Ave.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at www.houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)

394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 94
Action Date: 01/25/2024
Plat Name: White Rock Street Grove
Developer: Luis Suarez and Patricia Milano
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2811 C2R

Staff Recommendation: Approve the plat subject to the conditions listed

Table with 4 columns: Property/Utility Type, Value, Property/Utility Type, Value. Rows include Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Harris, Zip, Key Map, City/ETJ, Total Reserve Acreage, Number of Multifamily Units, Street Type, Wastewater Type, Utility District.

Conditions and Requirements for Approval

- 025. Single family residential lots in the city adjacent to a collector or local street shall have a 10 foot building line...
047. Make minor corrections and additions as indicated on the marked file copy.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
073.1. Legal description on face of the plat and in title must match.
079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat.
126. Revise Single Family Residential plat note: Use revised plat note: All lots are restricted to Single Family Residential Uses...
134.6. The then-current fee in lieu of dedication shall be applied to the incremental dwelling units.
203. Provide complete Recordation Package when submitting plat for recordation.
204. Provide current title opinion in complete agreement with the plat dedication.

Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit. (Sec 33-155)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 01/25/2024
Plat Name: White Rock Street Grove
Developer: Luis Suarez and Patricia Milano
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2811 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/05/2024 - Missing visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 95
Action Date: 01/25/2024
Plat Name: York Partners Estates
Developer: York Partners Realty, LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2830 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2123	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. (Sec 42-41(12))
- 185.3. Appendix A: Add single family paragraph in the dedicatory language.
- 190. Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 95
Action Date: 01/25/2024
Plat Name: York Partners Estates
Developer: York Partners Realty, LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2830 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/08/2024 - Shared driveways need to show on the plat a 4-foot offset from, and 80-degree angle when the driveway is not tangential to the adjacent road.

-West Montgomery St. is a major thoroughfare, reserved parking cannot be on driveway entrance. Recommend relocating parking reserves further inside the limits of the subdivision.

CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.

HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Solid Waste: The proposed development does not have enough frontage to qualify for COH solid waste services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 96
Action Date: 01/25/2024
Plat Name: Amherst Springs
Developer: Masterplan
Applicant: Masterplan
App No/Type: 2023-2505 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.4050	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533U	City

Conditions and Requirements for Approval

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 1/19/24

* Show Visibility triangle

* Recommend restricting parking on Sunflower St (19') when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

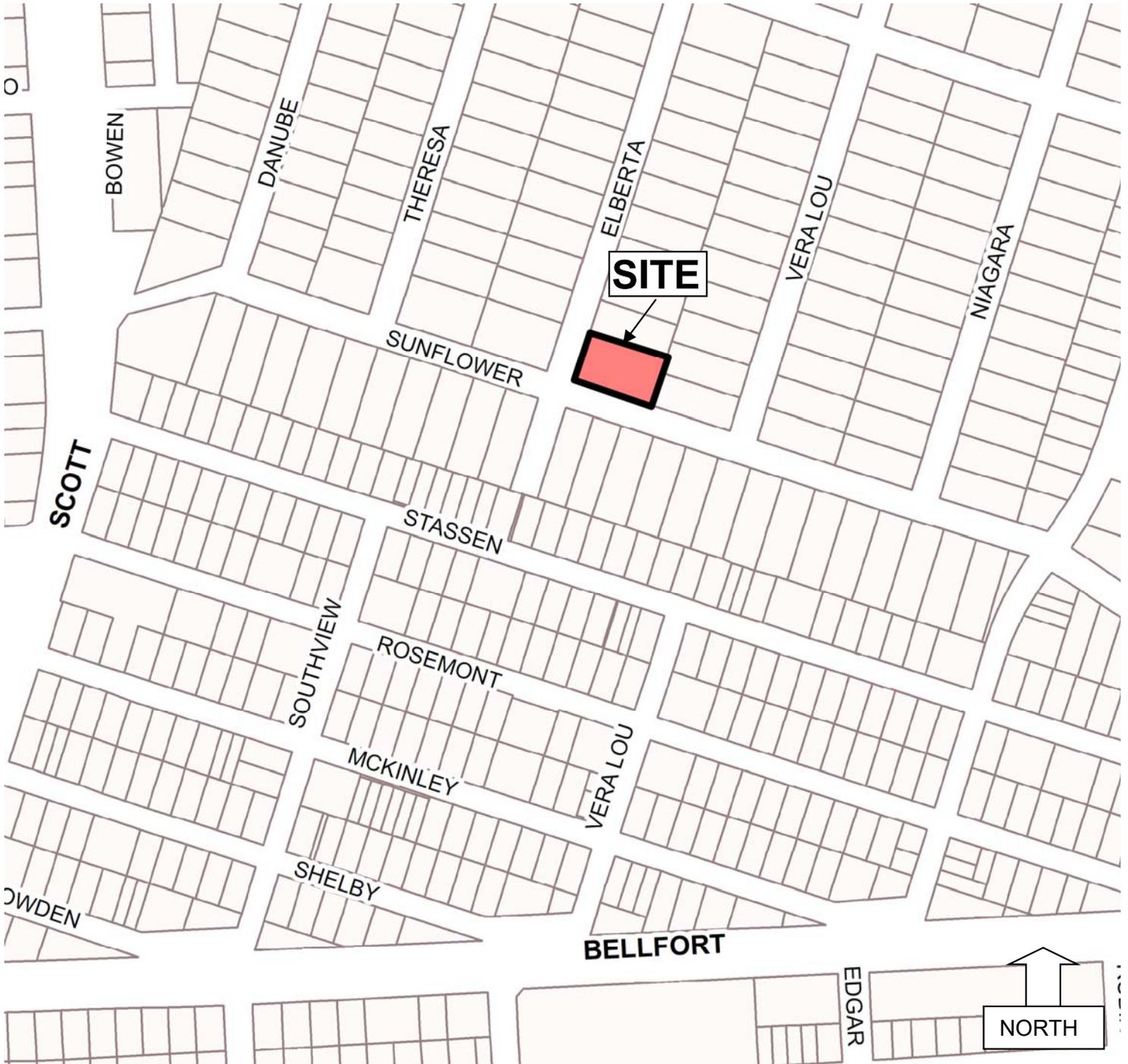
ITEM: 96

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Amherst Springs

Applicant: Masterplan



C – Public Hearings

Site Location

Houston Planning Commission

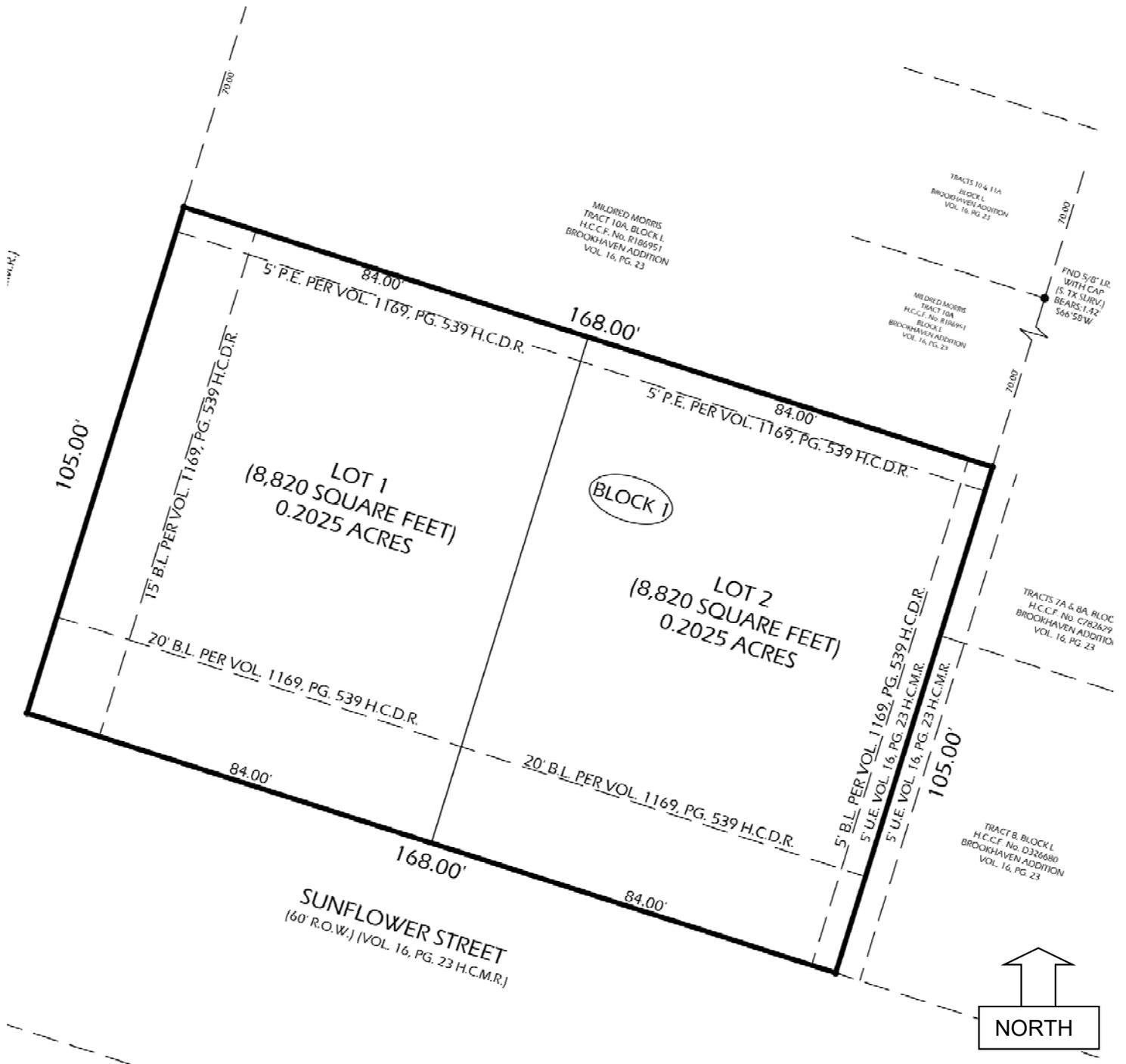
ITEM: 96

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Amherst Springs

Applicant: Masterplan



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Amherst Springs

Applicant: Masterplan



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

John Whitmire

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 5, 2023

Dear Property Owner:

Reference Number: 2023-2505; Amherst Springs; a replat of a portion of **Replat of Brookhaven Addition**, being Lot 9, Block L as recorded in Volume 16, Page 23 of the Harris County Map Records.

The property is located at the northeast intersection of Elberta Street and Sunflower Street, north of Belfort Street and east of Scott Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Karen Wunsch**, with Masterplan, on behalf of the developer, can be contacted at **512-524-9745**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 97
Action Date: 01/25/2024
Plat Name: Augusta Addition partial replat no 7
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2845 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1363	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

- 1.) Consolidate single family notes to one note:
 "Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached dwelling unit of not more than 1500 square feet shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.
- 2.) Coordinate with HPW-TDO regarding 20' tangent requirements Shared driveway alignment.
- 3.) 16' Shared Driveway cannot exceed 100'. Dimension end-of-drive to property line to confirm.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 97
Action Date: 01/25/2024
Plat Name: Augusta Addition partial replat no 7
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2845 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 01/23/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning>

- Coordinate with center point energy for the existing service pole that may interfere with the sidewalk. CenterPoint: CNP REQUIRES shared driveways have 5' building lines.

Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed. SOLO ST.

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Augusta Addition partial replat no 7

Applicant: New Era Development & Land Services



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Augusta Addition partial replat no 7

Applicant: New Era Development & Land Services



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

John Whitmire

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 5, 2023

Dear Property Owner:

Reference Number: 2023-2845; Augusta Addition partial replat no 7; a replat of a portion of **Augusta Addition**, being Lots 4 and 5, Block 124 as recorded in Volume 56, Page 139 of the Harris County Deed Records.

The property is located west along Solo Street, north of east I-10 and east of Waco Street. The purpose of the replat is to create three (3) single-family residential lots along a shared driveway. The applicant, **Nahom Tesfa**, with New Era Development & Land Services, on behalf of the developer, H-Town Cash Buyers, LLC, can be contacted at **469-371-6780**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, John Cedillo, at 832-393-6633.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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Controller: Chris Hollins

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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 98
Action Date: 01/25/2024
Plat Name: Dorchester Crossing
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2898 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4683	Total Reserve Acreage:	0.0046
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453R	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
 - 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
 - 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
 - 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
 - 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).
- ad note- No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 01/25/2024
Plat Name: Dorchester Crossing
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2898 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 1/22/24

Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns.
<http://www.houstontx.gov/planning/>

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information.

Please note Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed.

Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.

HPW-OCE- Drainage and Utility: Detention is required.

Make sure that 10' clearance between public utility to the building foundation.

HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

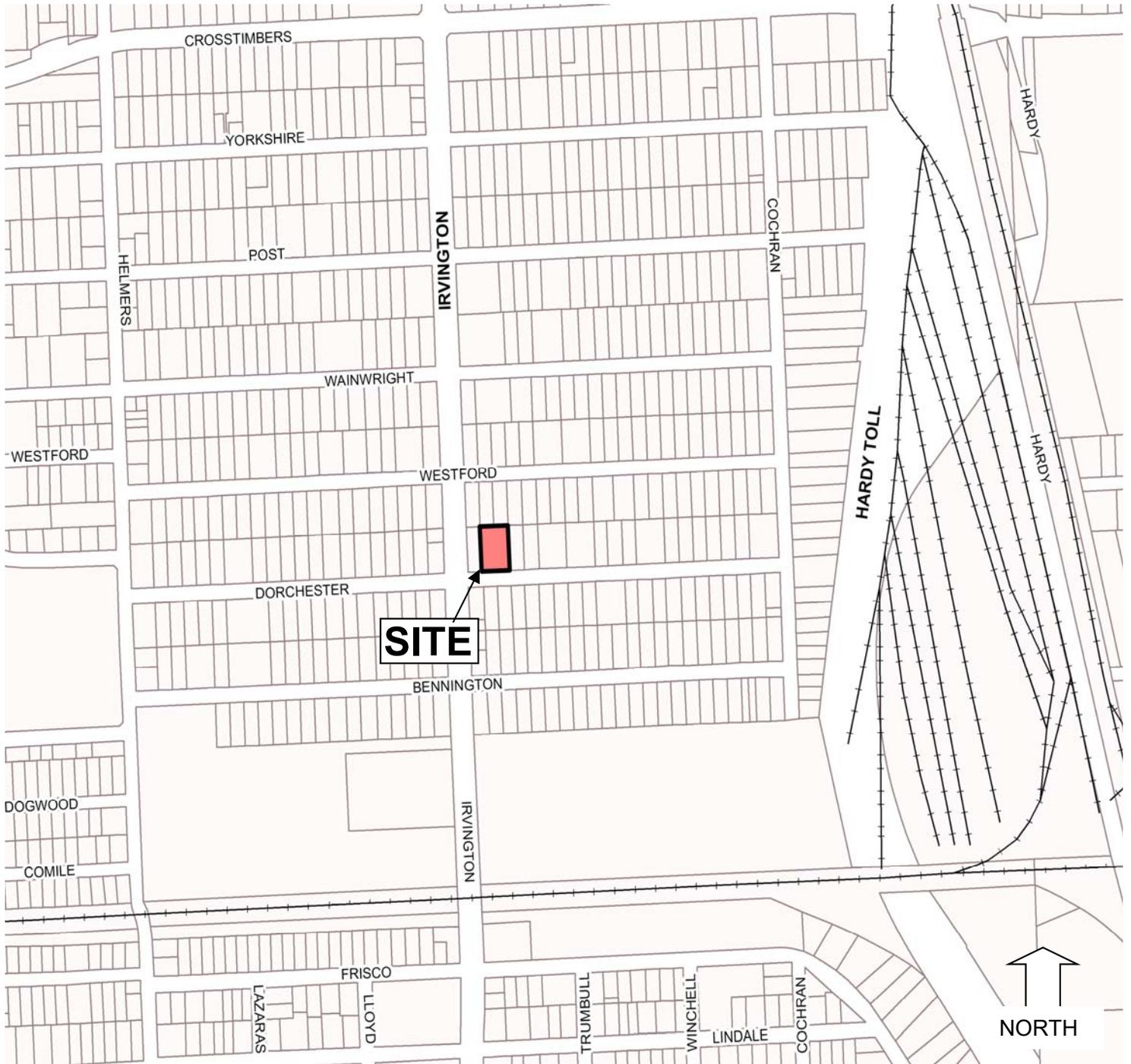
Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Subdivision Name: Dorchester Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



Houston Planning Commission

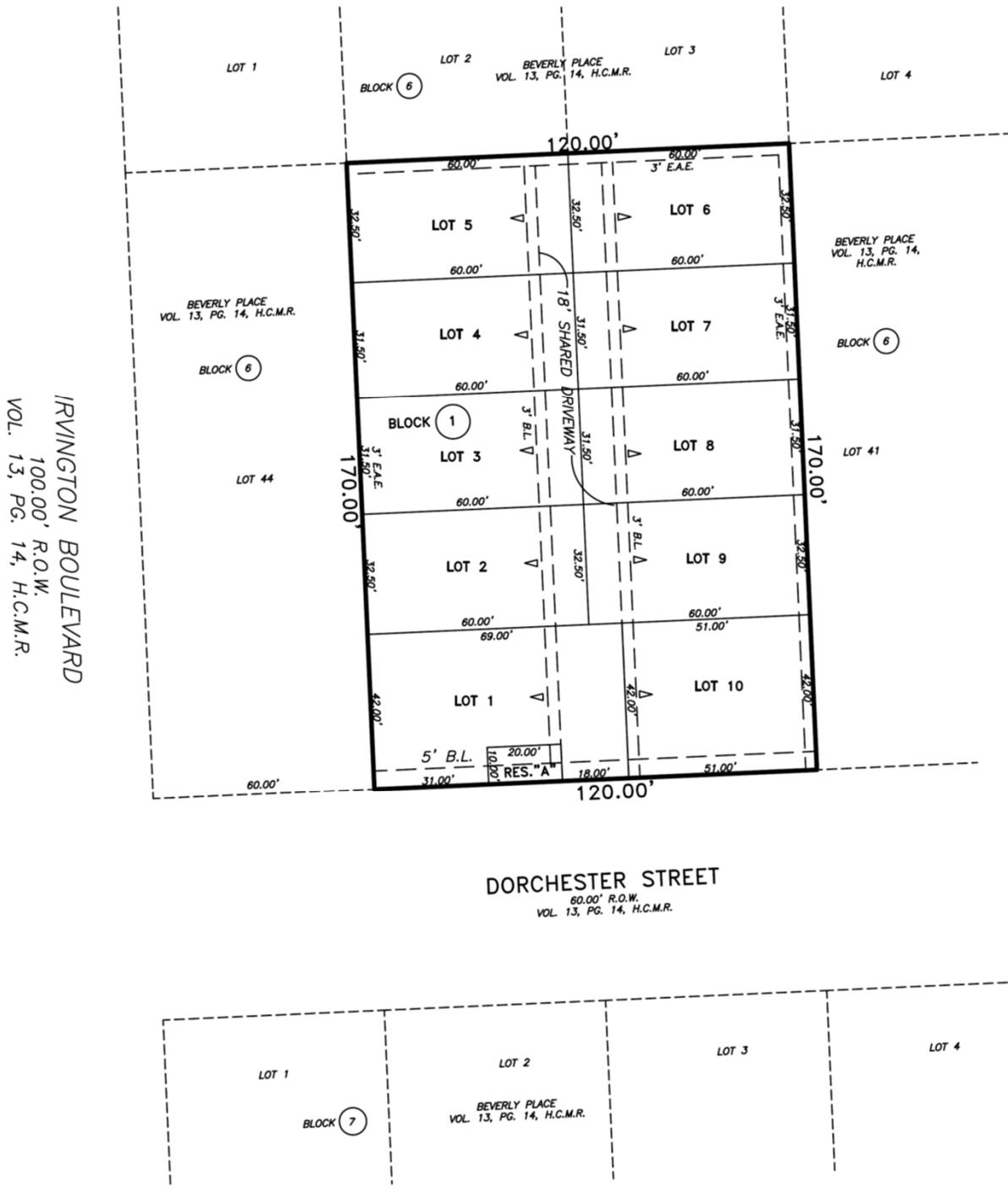
ITEM: 98

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Dorchester Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Dorchester Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 2, 2023

Dear Property Owner:

Reference Number: 2023-2898; Dorchester Crossing; a full replat of **Goldsby Estates**, being all of Lot 1-9 Reserves A & B, Block 1, as recorded in Film code 703022 of the Harris County Map Records.

The property is located north along Fairway Drive between Roe Drive and Tilfer Street. The purpose of the replat is to create six single-family residential lots and one reserve restricted to parking. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., on behalf of the developer, can be contacted at **713-480-4075**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call Wilson Calvert at 832-393-6629.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Fred Flickinger Tiffany D. Thomas Mary Nan Huffman
Mario Castillo Joaquin Martinez Edward Pollard Martha Castex-Tatum Julian Ramirez Willie Davis Twila Carter Letitia Plummer Sallie Alcorn
Controller: Chris Hollins

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 99
Action Date: 01/25/2024
Plat Name: Fairway Townhomes
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2721 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2893	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	534M	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
 - 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
 - 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
 - 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
 - No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 99
Action Date: 01/25/2024
Plat Name: Fairway Townhomes
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2721 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

HPW- TDO- Traffic: 1/22/24

* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns.

<http://www.houstontx.gov/planning/>

CenterPoint: 1--Shared driveways: CNP requires 5' Building Lines.

2— CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: FAIRWAY DR

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.

Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

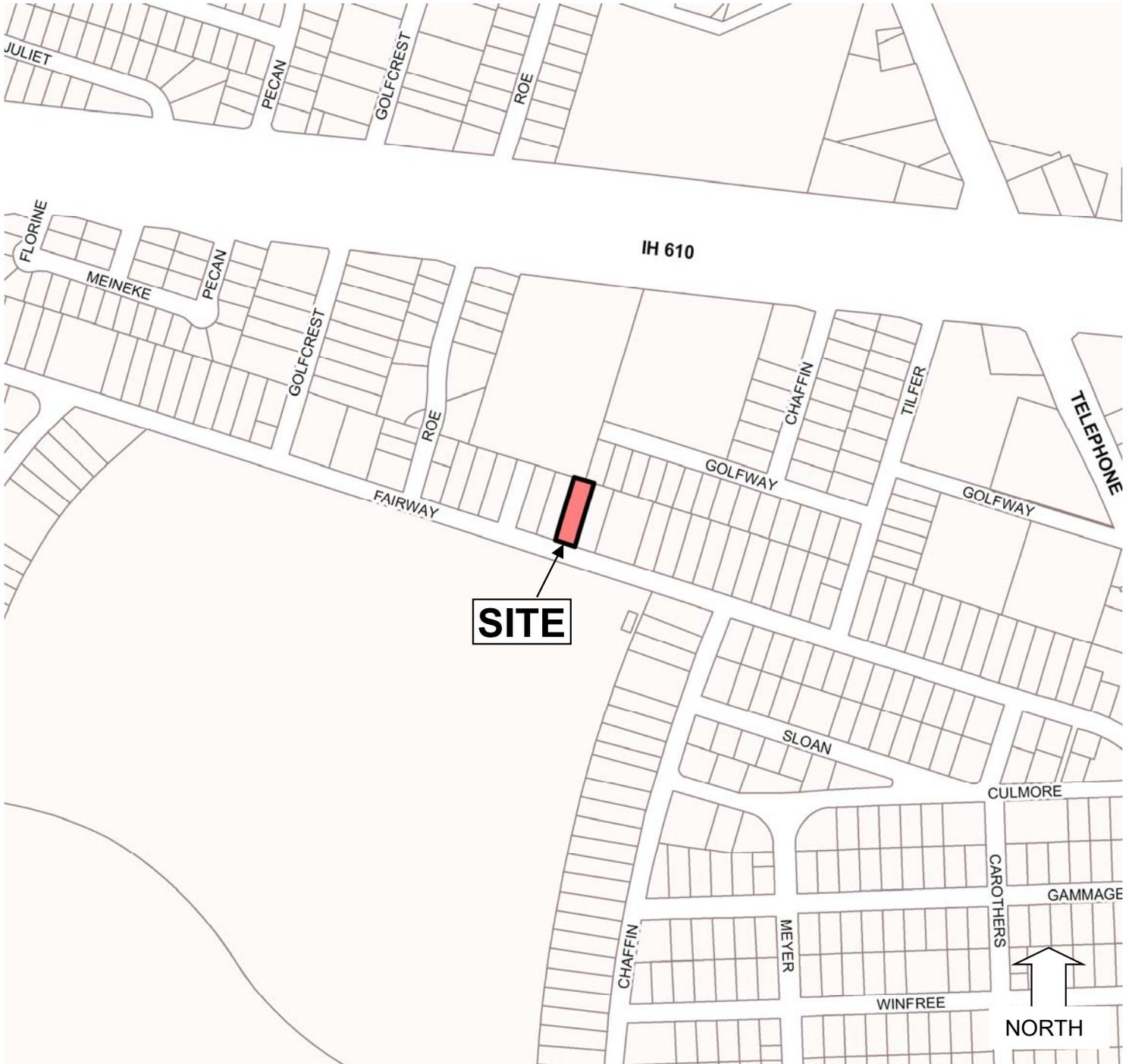
ITEM: 99

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Fairway Townhomes

Applicant: PLS CONSTRUCTION LAYOUT, INC

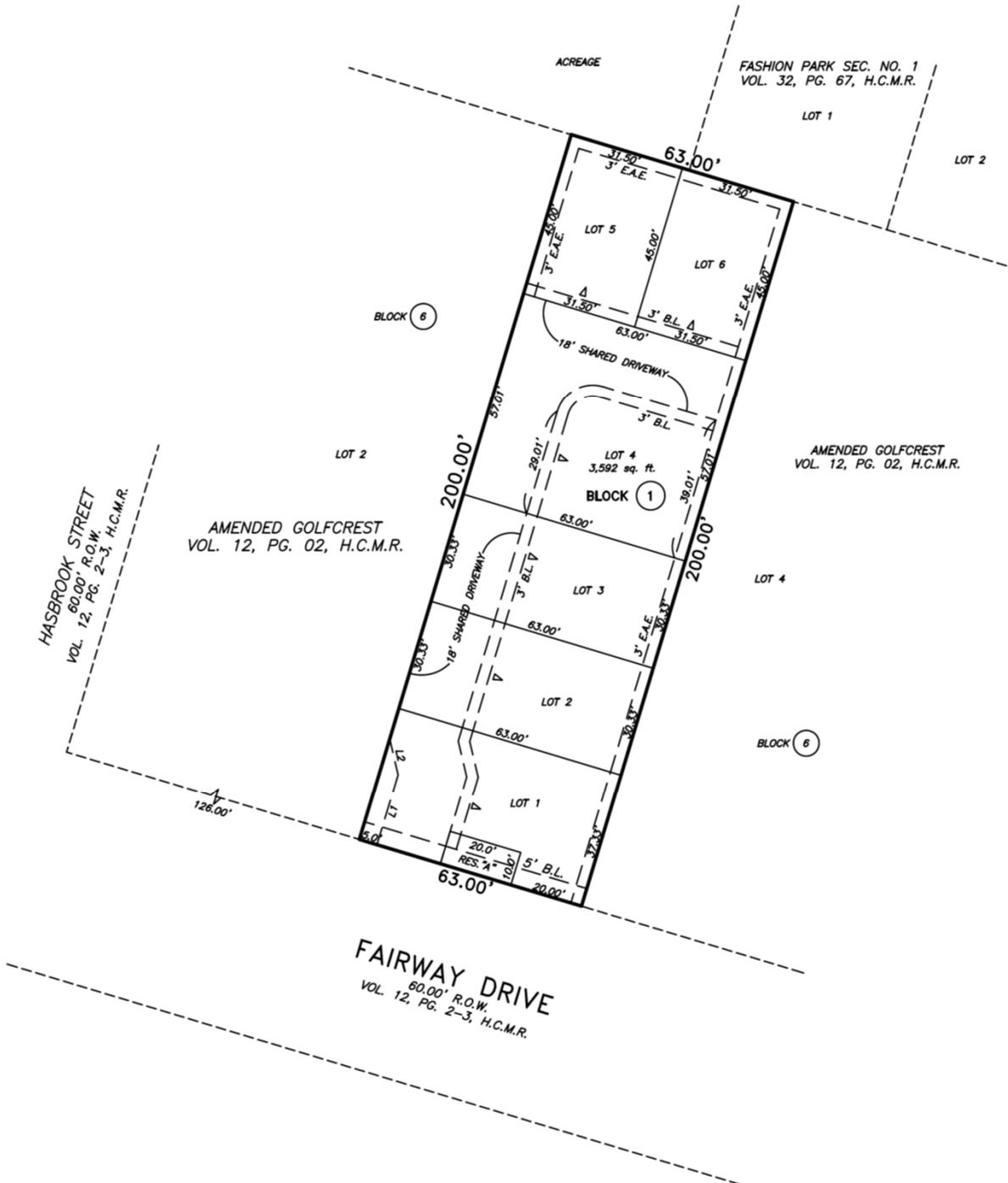


C – Public Hearings

Site Location

Subdivision Name: Fairway Townhomes

Applicant: PLS CONSTRUCTION LAYOUT, INC



Houston Planning Commission

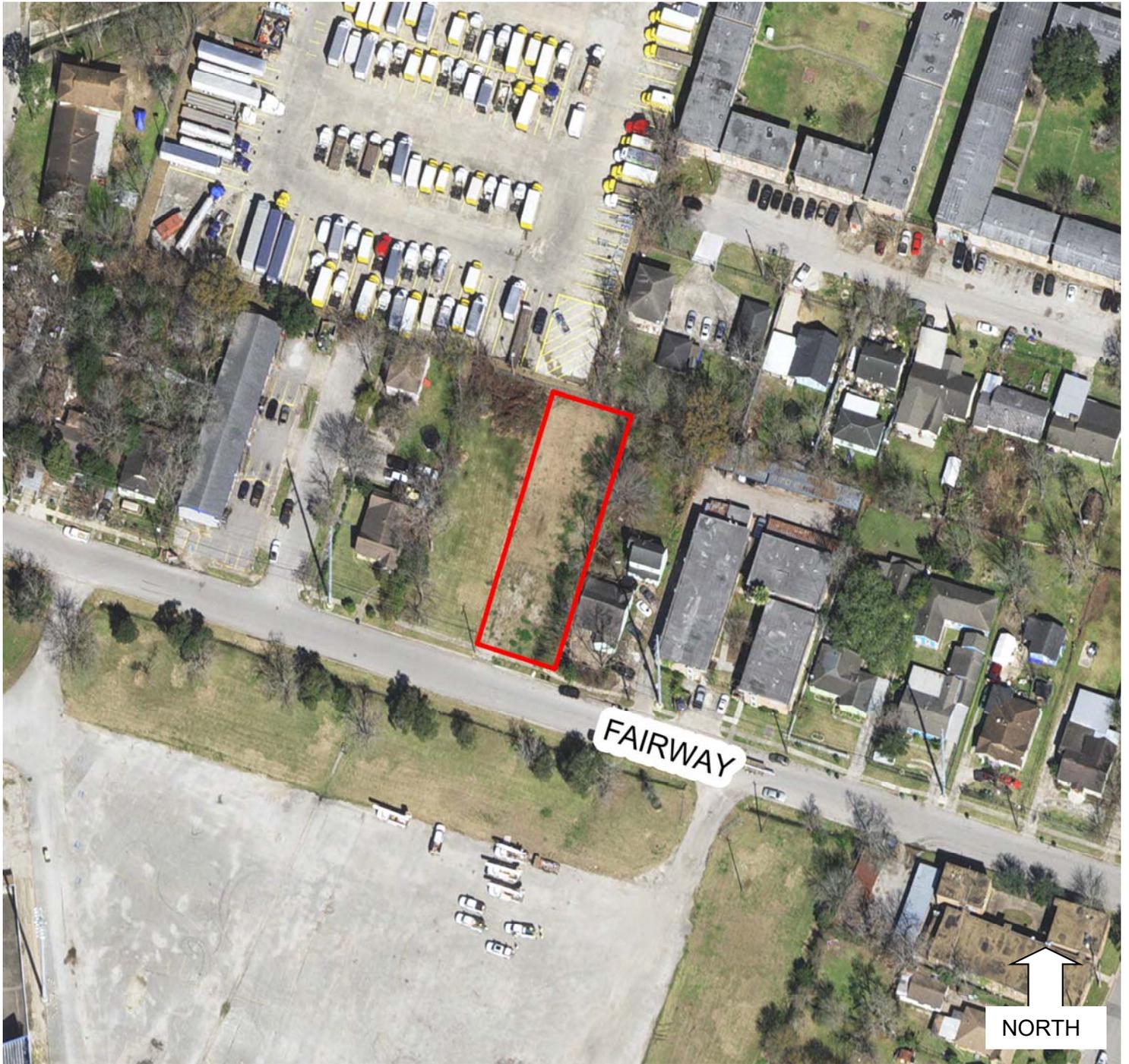
ITEM: 99

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Fairway Townhomes

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 29, 2023

Dear Property Owner:

Reference Number: 2023-2721; Fairway Townhomes; a partial replat of **Amended Golfcrest**, being all of Lot 3, Block 6, as recorded in Volume 12, Page 2 of the Harris County Map Records.

The property is located north along Fairway Drive between Roe Drive and Tilfer Street. The purpose of the replat is to create six single-family residential lots and one reserve restricted to parking. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., on behalf of the developer, can be contacted at **713-480-4075**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact Aracely Roo with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call Aracely Rodriguez at 832-393-6574.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 100
Action Date: 01/25/2024
Plat Name: Golden Tree Estates at Locke Lane
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2023-2514 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.1611	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491T	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
 - 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
 - 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
 - 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- Show deed record for 25' B.L along Locke Lane and add & by plat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
UnRec CNP File No. 95-Z-85
(secures the easement referenced in the restrictions in 1190/108 HCDR)

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.
Make sure that 10' clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Golden Tree Estates at Locke Lane

Applicant: CAS Consultants, LLC



C – Public Hearings with Variance

Site Location

Subdivision Name: Golden Tree Estates at Locke Lane

Applicant: CAS Consultants, LLC



Houston Planning Commission

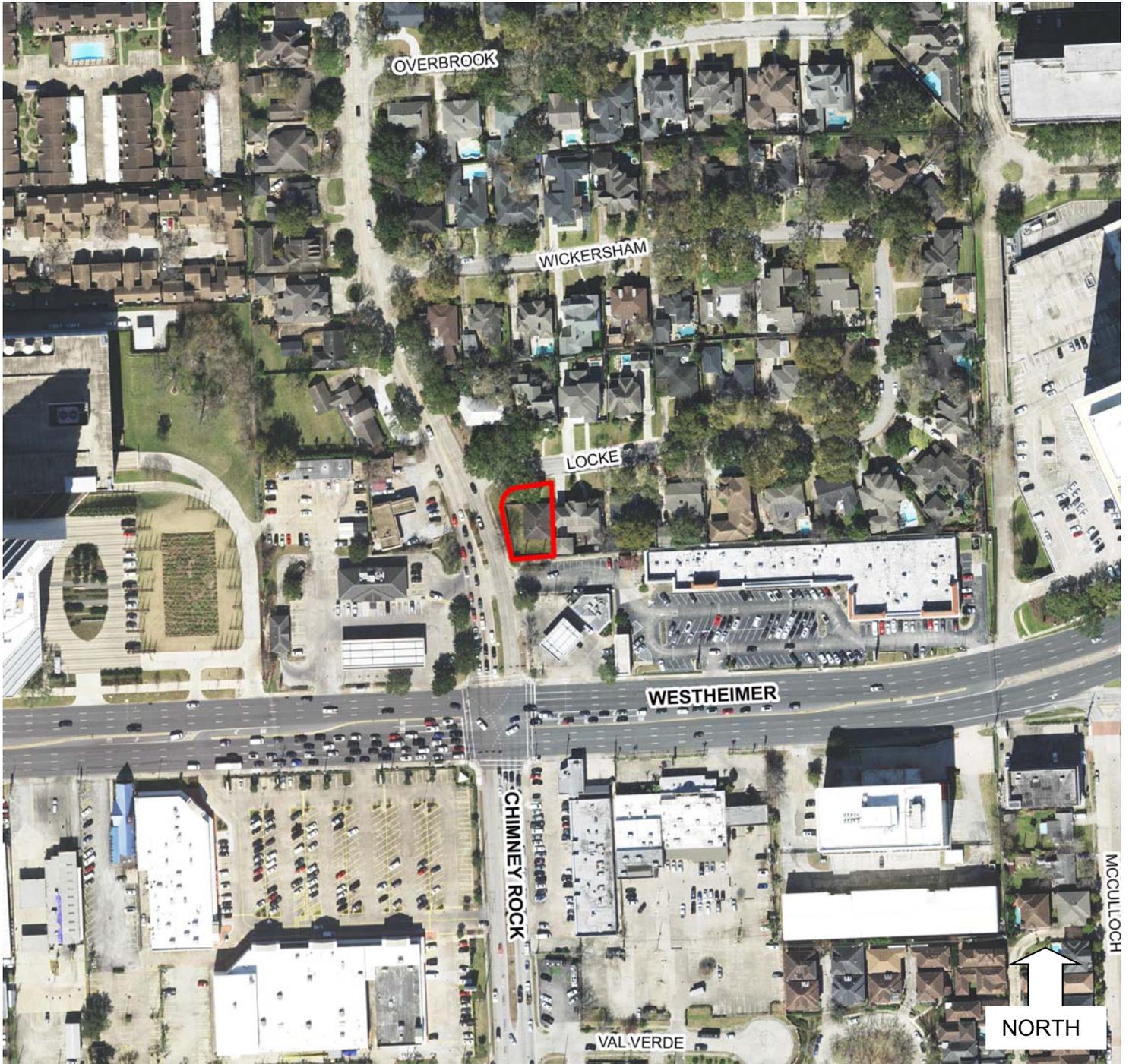
ITEM: 100

Planning and Development Department

Meeting Date: 01/25/2024

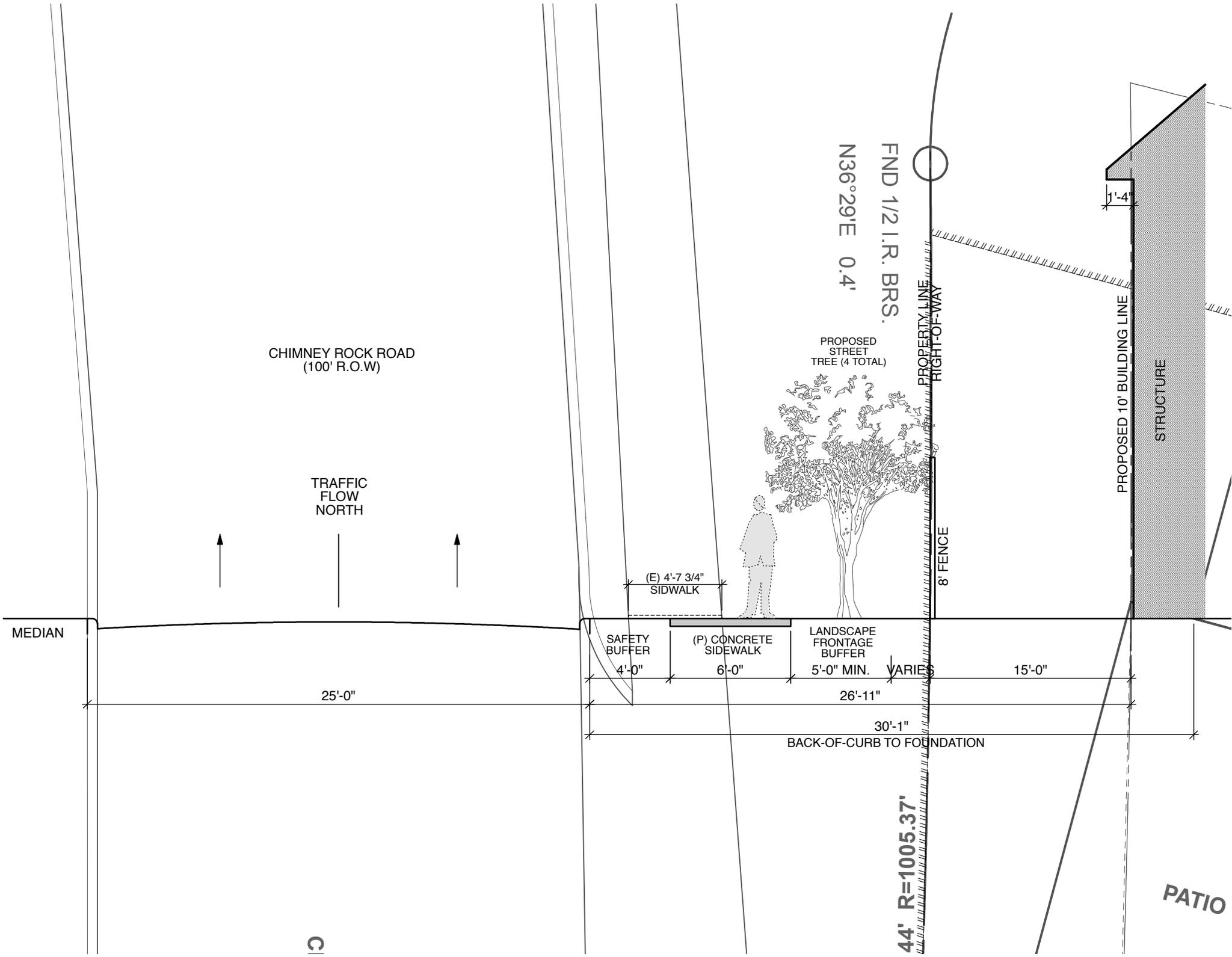
Subdivision Name: Golden Tree Estates at Locke Lane

Applicant: CAS Consultants, LLC



C – Public Hearings with Variance

Aerial



CHIMNEY ROCK ROAD
(100' R.O.W)

TRAFFIC
FLOW
NORTH

PROPOSED
STREET
TREE (4 TOTAL)

PROPERTY LINE
RIGHT-OF-WAY

PROPOSED 10' BUILDING LINE

STRUCTURE

(E) 4'-7 3/4"
SIDEWALK

8' FENCE

MEDIAN

SAFETY
BUFFER

(P) CONCRETE
SIDEWALK

LANDSCAPE
FRONTAGE
BUFFER

VARIES

25'-0"

4'-0"

6'-0"

5'-0" MIN.

15'-0"

26'-11"

30'-1"

BACK-OF-CURB TO FOUNDATION

44' R=1005.37'

PATIO

C



Application Number: 2023-2514
Plat Name: Golden Tree Estates at Locke Lane
Applicant: CAS Consultants, LLC
Date Submitted: 11/03/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Reducing building Line along a major thoroughfare from 25' to 10'

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152 - The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

The strict imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land. Requiring a 25' building line along Chimney Rock tremendously reduces the building envelope leaving no room for expansion or improvements to the house. The property also has a 25' building line along Locke Lane enforced by deed restrictions, enforcing both of these 25' building lines along Chimney Rock and Locke Lane will reduce the building envelope tremendously leaving not enough area to build a new single-family home.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

As mentioned before strict application of this requirement will create an impractical development since the house building envelope is tremendously small to be able to feasible design. Enforcing the 25-foot building line along Chimney Rock will make single family home infeasible since the remaining building envelope will be too small and will require for the owner to build a 3-story structure, this requiring a deep foundation system to sustain vertical loads

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance requests are not the result of hardship created or imposed by the applicant. The access to this property would be revised to enter from Locke Lane in lieu of accessing through Chimney Rock which will also improve mobility and reduce the chances for traffic accidents.

(3) The intent and general purposes of this chapter will be preserved and maintained;

•

We understand the intent and general purpose of this chapter and our intent is to preserve this. We propose to remove vehicular access from Chimney Rock Road and replace access through Locke Lane. This will improve the pedestrian realm along Chimney Rock and maintain visibility for all cars traveling north along Chimney Rock. We are requesting to reduce the required 25' building line along Chimney Rock from 25' to 10' to allow for a bigger building envelope while maintaining the pedestrian realm and vehicular visibility.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the requested variance will not be injurious to the public health, safety, or welfare. The proposed variance will benefit the public by removing a driveway from a major thoroughfare.

(5) Economic hardship is not the sole justification of the variance.

The conditions supporting the variance are the existing physical characteristics of the site and current access.



Application No: 2023-2514

Agenda Item: 100

PC Action Date: 01/25/2024

Plat Name: Golden Tree Estates at Locke Lane

Applicant: CAS Consultants, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Reducing building Line along a major thoroughfare from 25' to 10';

Basis of Recommendation:

The site is located at the southeast intersection of Chimney Rock and Locke lane. The purpose of the replat is to create a one single family residential.

The applicant is also requesting a variance to allow a 15' B.LI. along M.T.F Chimney Rock Road instead of the required 25' B.L. Staff is in support of the request.

The applicant wishes to develop a single family home on a 7,000 sq ft tract of land. The property was platted with a 25' B.L along Chimney Rock road, recorded in 1951. The unique characteristics of this property is that it was platted as a business lot but ½ of the business lot has redeveloped into about 9 single family homes along Locke Lane.

The other lots in the subdivision that side along Chimney Rock Road were platted with a 10' building as intended for single family use. The M.T.F is sufficient at its current width and does not require any widening.

The applicant will remove an existing curb cut along Chimney Rock to create a 4' safety buffer with a 6' unobstructed sidewalk. The distance from the B.O.C to the property line is 15' and the home will be separated by an 8' wooden along the property boundary.

Staff believes the request is in keeping with the character of the neighborhood as the homes along chimney rock roads were plated with a 10' setback and this request is for a 15' setback. Vehicular access has been relocated to the local street Locke lane.

Staff recommends granting the requested variance and approving the plat subject to the cpc 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The unique characteristics of this property is that it was platted as a business lot but ½ of the business lot has redeveloped into about 9 single family homes along Locke Lane

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The property was initially intended for commercial use but was

developed as a single family lot. Other lots intended for single family use have a 10' setback.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained. Other lots intended for single family use have a 10' setback along Chimney Rock Road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare: The applicant will remove an existing curb cut along Chimney Rock to create a 4' safety buffer with a 6' unobstructed sidewalk. The distance from the B.O.C to the property line is 15' and the home will be separated by an 8' wooden fence along the property boundary.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance: The site is affected by a 25' B.L but the character along chimney rock has a 10' setback.



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 5, 2024

Dear Property Owner:

Reference Number: 2023-2514; Golden Tree Estates at Locke Lane; a partial replat of **Briarcoft**, being a portion of Lot 1, Block 1, as recorded in Vol. 36, pg. 68 of the Harris County Map Records.

The property is located at the southeast intersection of Chimney Rock Road and Locke Lane. The purpose of the replat is to create one (1) single-family residential lot and revise the building line along Chimney Rock Road. The applicant, **Juan Castillo**, with CAS Consultants, LLC. on behalf of the developer, can be contacted at 281-**300-6874**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or call Devin Crittle at (832)-393-6534.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25th, 2024 beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 101
Action Date: 01/25/2024
Plat Name: Long Point Acres partial replat no 8
Developer: Cameron Builders
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2557 C3N

Staff Recommendation:
Defer further deed rests
review reqd

Total Acreage:	2.1573	Total Reserve Acreage:	2.1573
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450T	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

207.1. Legal has requested a two week deferral for further study and legal review of the separately filed deed restrictions.

Legal has requested that this item be deferred for further study and review of the separately filed deed restrictions.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 101
Action Date: 01/25/2024
Plat Name: Long Point Acres partial replat no 8
Developer: Cameron Builders
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2557 C3N

Staff Recommendation:
Defer further deed rests
review reqd

HPW- TDO- Traffic: 01/09/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- Recommend including the distance from the proposed development to the nearest intersection.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
No building is allowed within any public utility easement.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of this unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Long Point Acres partial replat no 8 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

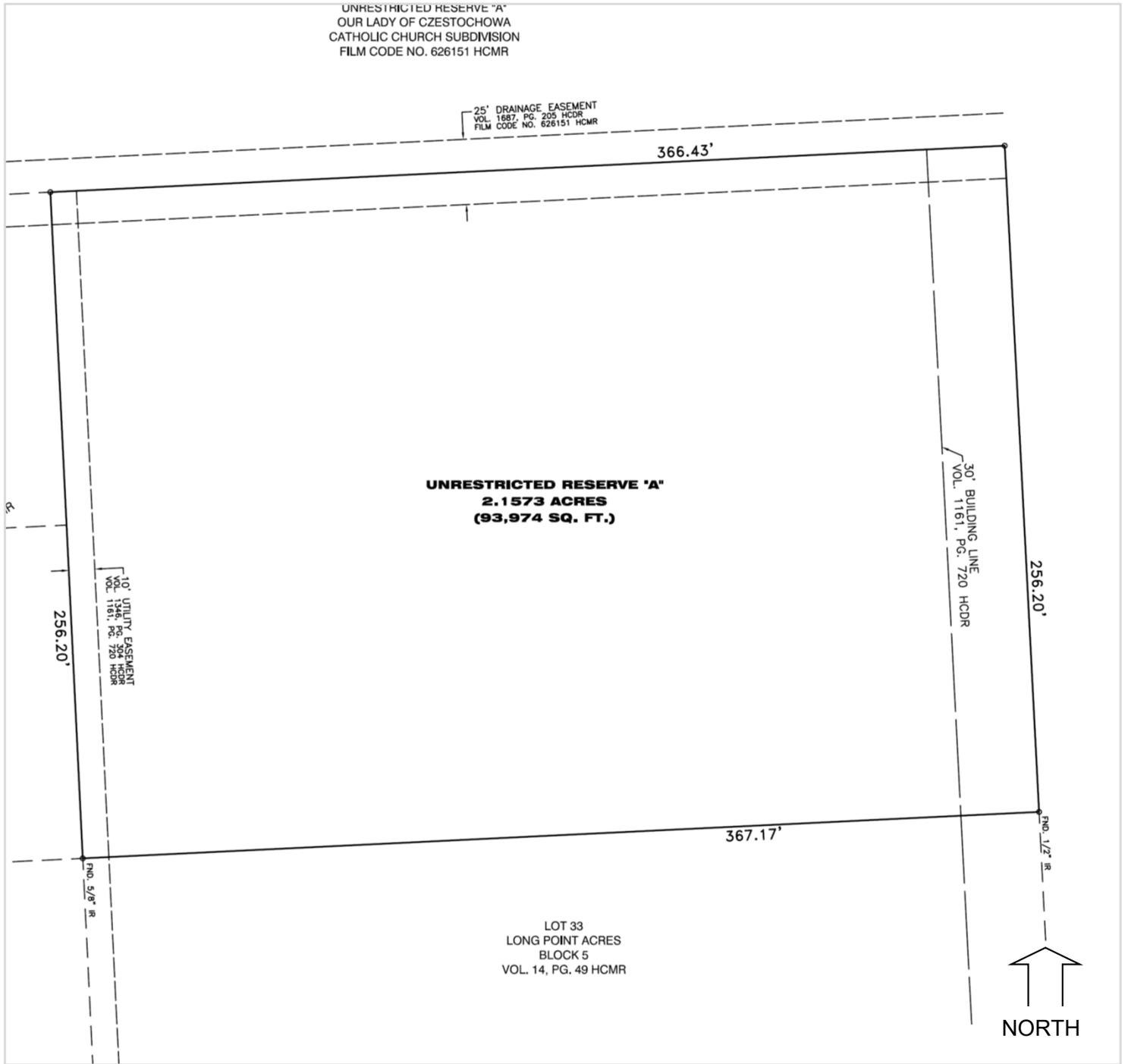
ITEM: 101

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Long Point Acres partial replat no 8 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Long Point Acres partial replat no 8 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial

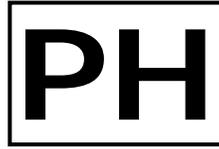


CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 21, 2023

Dear Property Owner:

Reference Number: 2023-2557; Long Point Acres partial replat no 8; a replat of a portion **Long Point Acres**, being Lot 31 and 32, Block 5 as recorded in Volume 14, Page 49 of the Harris County Map Records.

The property is located west along Blalock Road, north of Long Point Road. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Brianna Hamilton**, with South Texas Surveying Associates, Inc, on behalf of the developer, Cameron Builders, can be contacted at **281-556-6918**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 11, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 102
Action Date: 01/25/2024
Plat Name: National Creekside Reserve on Wallisville
Developer: A & M Services
Applicant: A & M Services
App No/Type: 2023-2478 C3N

Staff Recommendation:
 Defer for further study and review and additional information.

Total Acreage:	1.6530	Total Reserve Acreage:	1.6530
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77049	456V	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

161. Provide record information and document verifying the width of Wallisville road along the plat boundary. If the Wallisville ROW along the Plat Boundary is less than 100ft provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (Wallisville Rd.)

Provide proof if the lot is serviced by public water or well or septic.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

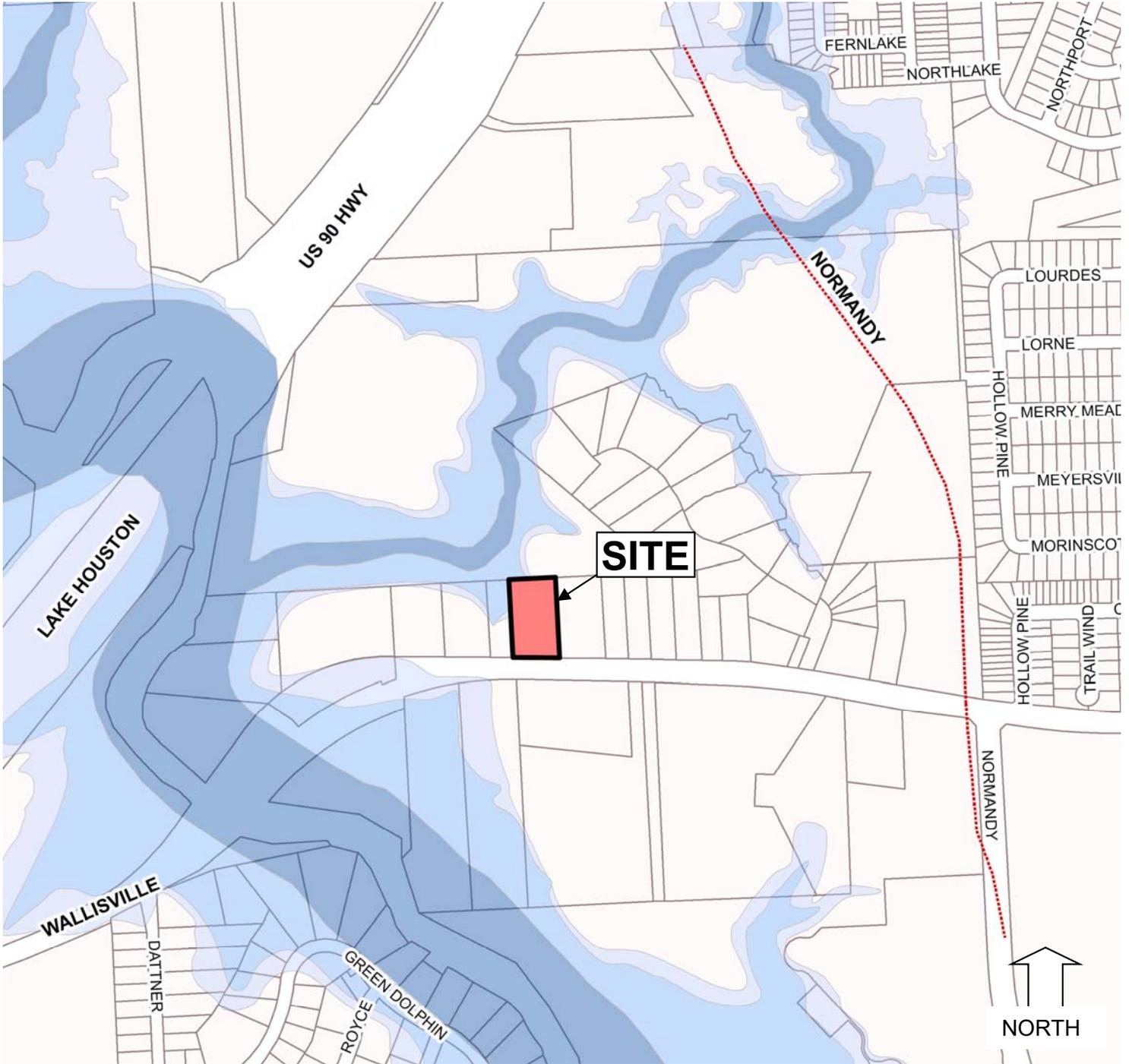
ITEM: 102

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: National Creekside Reserve on Wallisville

Applicant: A&M Services



C – Public Hearings with Variance

Site Location

Houston Planning Commission

ITEM: 102

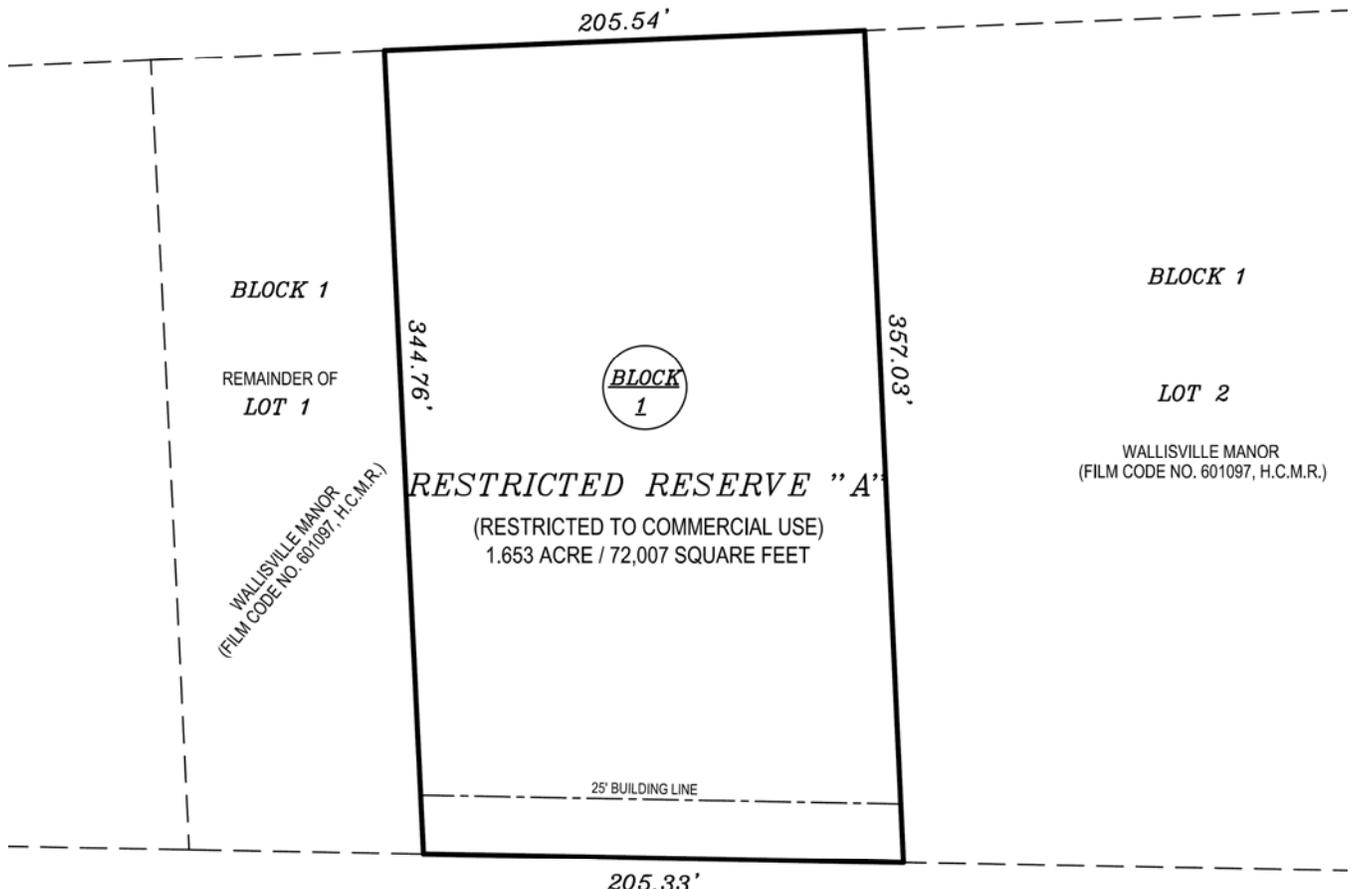
Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: National Creekside Reserve on Wallisville

Applicant: A&M Services

GALENA PARK ISD
(H.C.C.F. NO. H-834764)



WALLISVILLE ROAD
(R.O.W. VARIES)
(H.C.C.F. NO. U-701225)

RESERVE "A"
SAN ARTURO
(FILM CODE NO. 634233, H.C.M.R.)

BLOCK 1

RESERVE "A"
RHODES SCHOOL
(FILM CODE NO. 690358, H.C.M.R.)



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

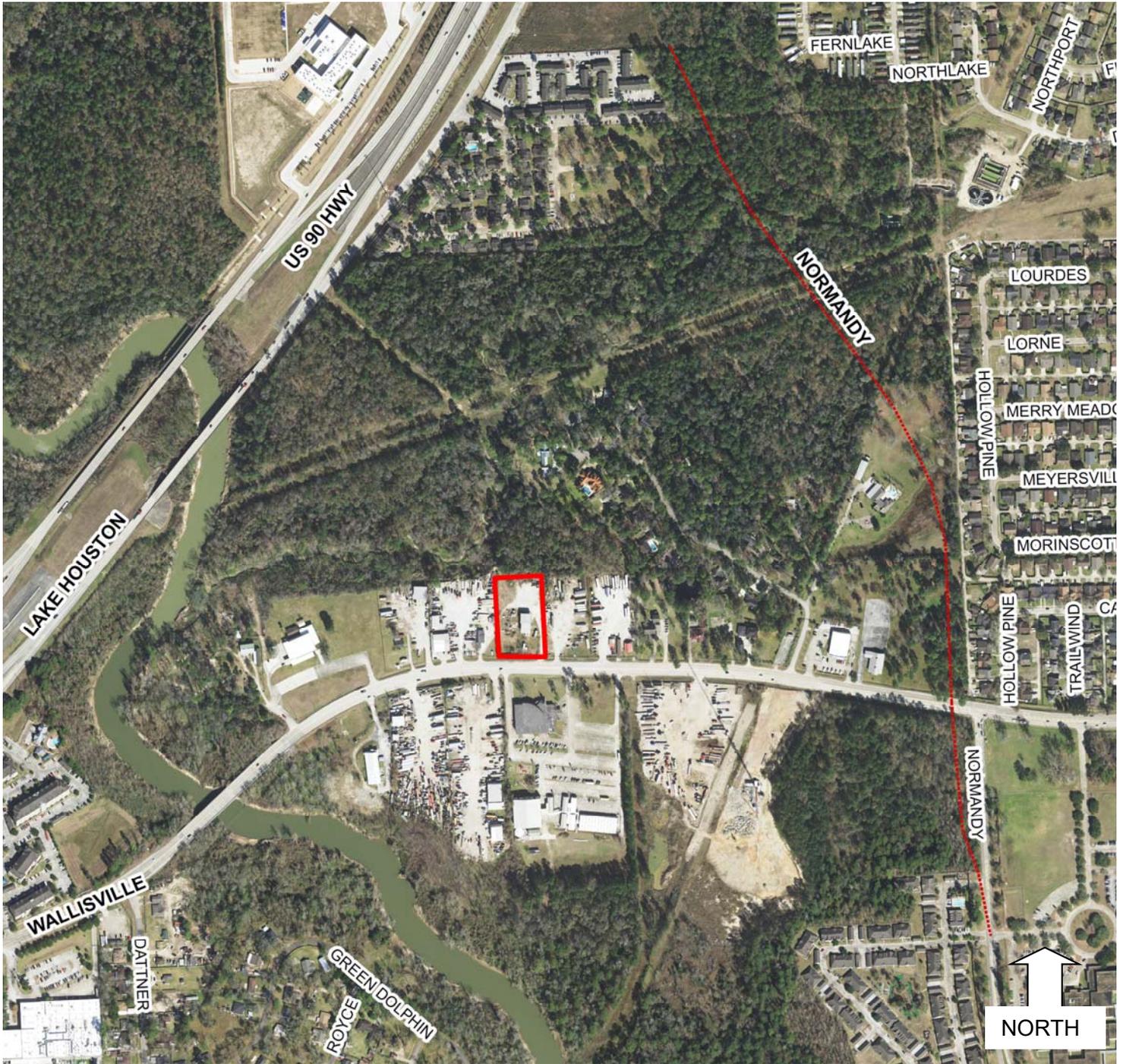
ITEM: 102

Planning and Development Department

Meeting Date: 01/25/2024

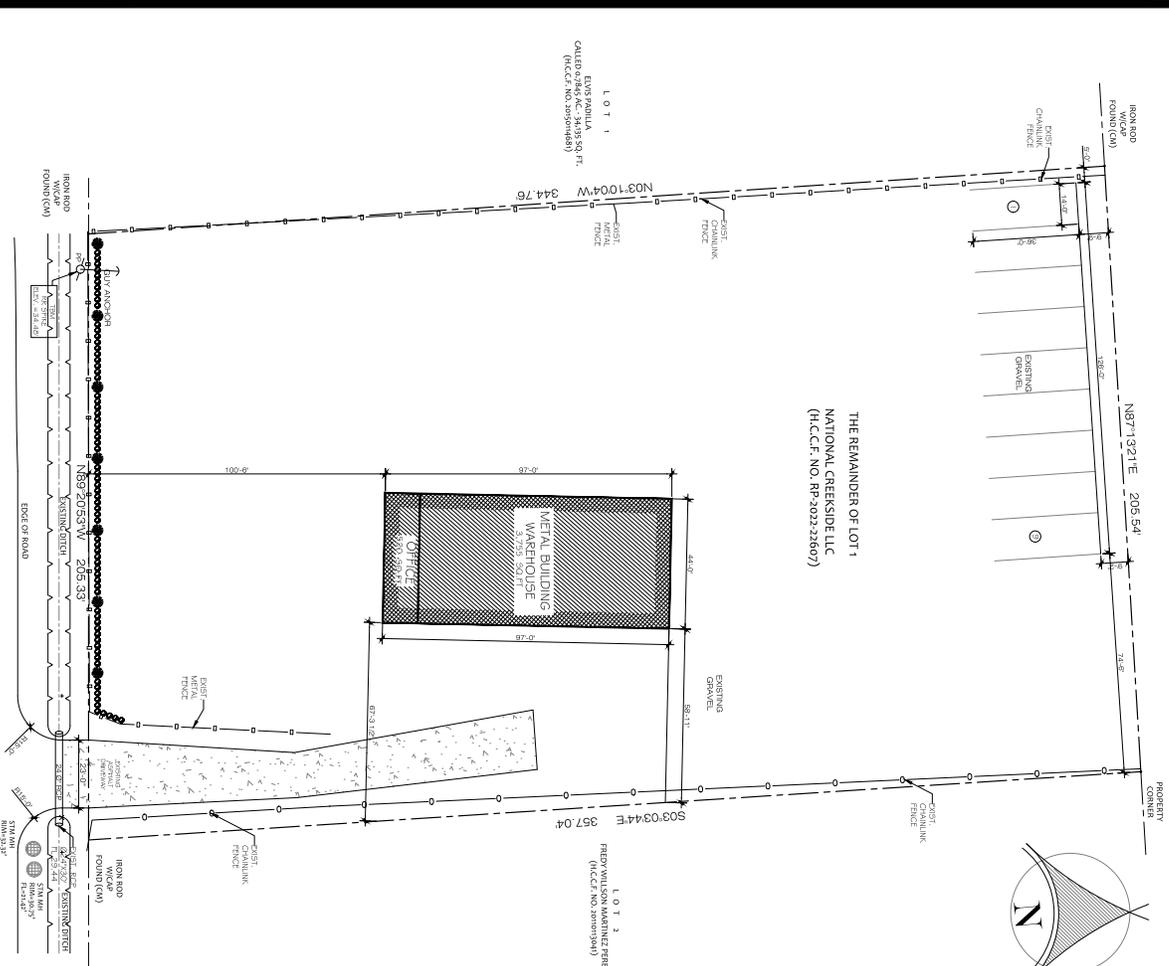
Subdivision Name: National Creekside Reserve on Wallisville

Applicant: A&M Services



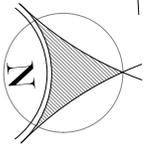
C – Public Hearings with Variance

Aerial



1 SITE PLAN
SCALE: 1"=20'

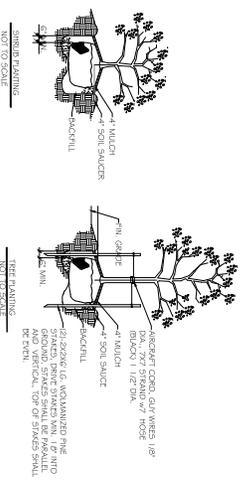
WALLSVILLE ROAD
(90' R.O.W.)



NOTE: PHOTOED OLIVER SIZE AND GAUGE TO BE COMPARED BY WINDS COUNTY SURVEYOR.
NOTE: CONCRETE DRIVEWAY TO ADJUST FURNISH CONNECTION THROUGH REMAINING TREES.

NO FILL WILL BE ALLOWED IN THE CITY RIGHT-OF-WAY WITHOUT CITY ENGINEER'S APPROVAL.
STREET TREES: 3" MIN. CALIPER
9" @ 40' = 7 TREES
TOTAL TREES = 7 TREES

2 LEGEND
SCALE: N.T.S.



3 PLANT DETAIL
SCALE: N.T.S.

NOTE: IN AREAS WHERE THE PROJECT DESIGN INCORPORATES HILL ADJUST TO RECONSTRUCT LANDSCAPE, THE CONTRACTOR SHALL LIMIT EXISTING GRASS AND CONSTRUCTION TO INCLUDE THAT ADJACENT PARCELS ADJOINING THE PROJECT SITE TO NOT EXCEED EXISTING GRADE TO MAINTAIN PERFECT PERFORMANCE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN EXISTING GRASS AND CONSTRUCTION TO INCLUDE THAT ADJACENT PARCELS ADJOINING THE PROJECT SITE TO NOT EXCEED EXISTING GRADE TO MAINTAIN PERFECT PERFORMANCE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN EXISTING GRASS AND CONSTRUCTION TO INCLUDE THAT ADJACENT PARCELS ADJOINING THE PROJECT SITE TO NOT EXCEED EXISTING GRADE TO MAINTAIN PERFECT PERFORMANCE OF THE PROJECT.

4 GENERAL NOTES
SCALE: N.T.S.

PARKING ANALYSIS			
FRONT	550 FT.	SPACES REQUIRED	SPACES OFFERED
REAR	550 FT.	SPACES REQUIRED	SPACES OFFERED
AT GRADE AND DECKED MANEUVERING STORAGE (PROPOSED)	3,775 SQ. FT.	175/200	175/200
AT GRADE AND DECKED MANEUVERING STORAGE (PROPOSED)	1,500 SQ. FT.	2,500/3,000	3 PARKING
TOTAL MANEUVERED			4 PARKING
TOTAL PROVIDED			4 PARKING



Project: WAREHOUSE
1349 WALLSVILLE RD, HOUSTON, TX, 77049

Leviticus
DIEGO LAMARCA, P.E., PMP
12/28/2022



Application Number: 2023-2478

Plat Name: National Creekside Reserve on Wallisville

Applicant: A & M Services

Date Submitted: 10/23/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The variance is being requested to maintain the property as a Commercial Reserve as it has been to owners knowledge for several years when purchased by the existing owner.

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Owner wants to improve his business by constructing a new building and upon submitting permits to Harris County was informed a small portion of the back of the property was replatted long ago by Wallisville Manor. There are no residential homes directly behind said property and this would not disrupt the heavily wooded area at the back and behind said property. Owner is attempting to make property more appealing to his customers and surrounding area, business faces Wallisville rd. and would not conflict in any way the wooded area at back that is the small area that is in question.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

As said the approving of the variance would simply make the property more appealing to said areas.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Yes, the general purpose of the chapter will be preserved and maintained with the granting of the variance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The new building and development will only make the property safer and more appealing to surrounding area.

(5) Economic hardship is not the sole justification of the variance.

No, economic hardship is not the sole purpose of the justification of the variance it is to improve the area for all surrounding.



Application No: 2023-2478

Agenda Item: 102

PC Action Date: 01/25/2024

Plat Name: National Creekside Reserve on Wallisville

Applicant: A & M Services

Staff Recommendation: Defer for further study and review and additional information.

Chapter 42 Sections: 193

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The variance is being requested to maintain the property as a Commercial Reserve as it has been to owners knowledge for several years when purchased by the existing owner. ;

Basis of Recommendation:

Defer

Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR**

na

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

na

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

na

(3) The intent and general purposes of this chapter will be preserved and maintained;

na

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

na

(5) Economic hardship is not the sole justification of the variance.

na



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 5, 2024

Dear Property Owner:

Reference Number: 2023-2478; National Creekside Reserve on Wallisville; is a partial replat of **Wallisville Manor**, being a portion of Lot 1, Block 1, as recorded in Film Code No. 601097 of the Harris County Map Records.

The property is located north along Wallisville Road and east of S Lake Houston Parkway. The purpose of the replat is to create one (1) commercial reserve. The applicant, **Arwen McMillan**, with A&M Services, on behalf of the developer, can be contacted at **713-818-4979**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or Dorianne Powe-Phlegm at (832)-393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25th, 2024 beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquín Martínez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 103
Action Date: 01/25/2024
Plat Name: Neyland Heights
Developer: Significance 5 LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2023-2878 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2754	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453K	City

Conditions and Requirements for Approval

008.4 The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (PWE), is required at submission, for all final plats in City, and in 100 and 500 year floodplain. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 01/25/2024
Plat Name: Neyland Heights
Developer: Significance 5 LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2023-2878 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

HPW- TDO- Traffic: 01/22/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of these four lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Make sure that 10' clearance between public utility to the building foundation.

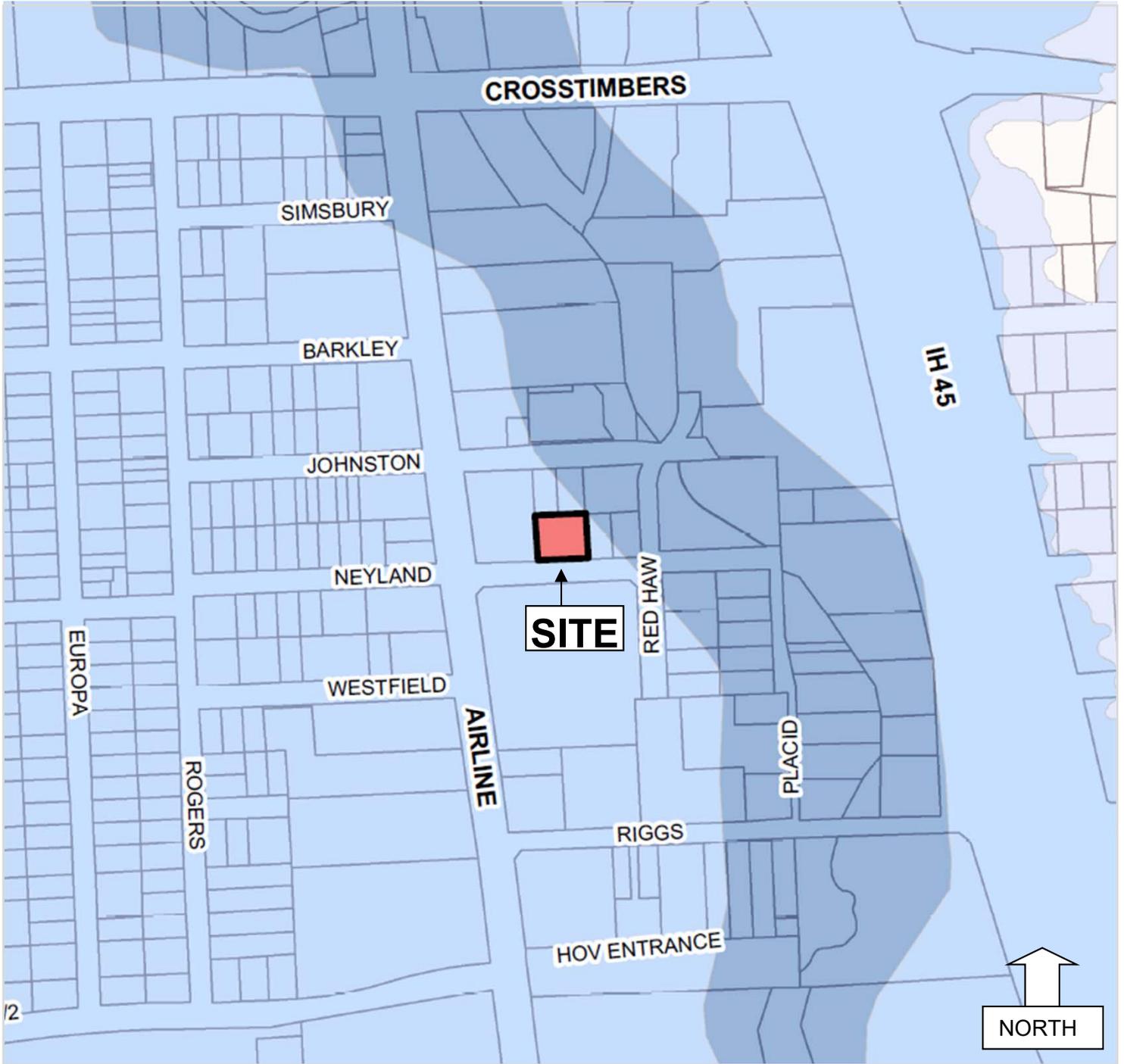
No building is allowed within any public utility easement.

In the floodplain, need approved drainage plan.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Subdivision Name: Neyland Heights

Applicant: Pioneer Engineering, LLC



Houston Planning Commission

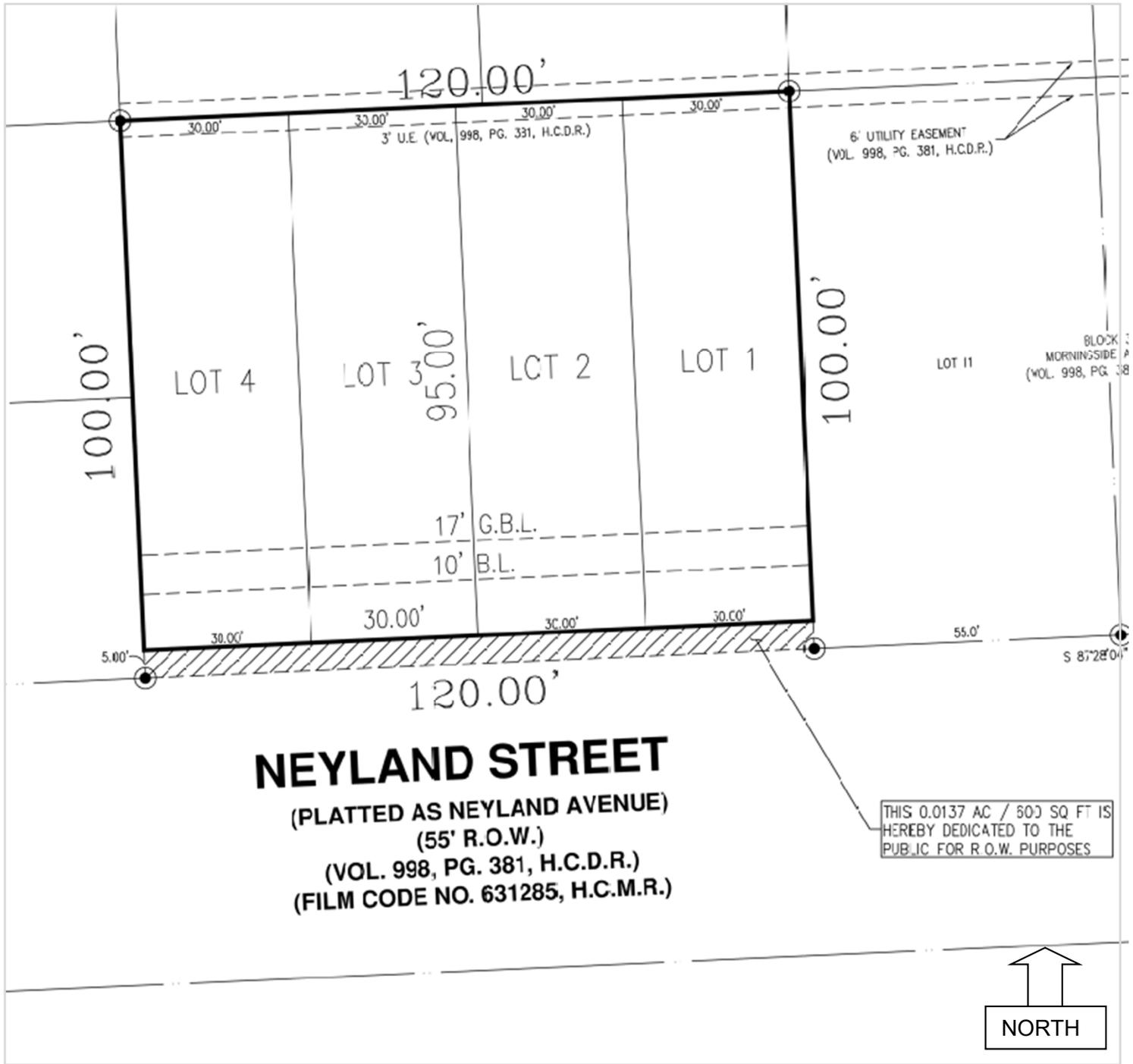
ITEM: 103

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Neyland Heights

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Neyland Heights

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Aerial

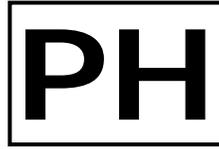


CITY OF HOUSTON
Planning and Development

John Whitmire

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 5, 2024

Dear Property Owner:

Reference Number: 2023-2878; Neyland Heights; a replat of a portion of **Morningside Addition**, being Lots 9 and 10, in Block 3 as recorded in Volume 998, Page 381 of the Harris County Deed Records.

The property is located along the north side of Neyland St, south of E Crosstimbers Street and east of Airline Drive. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Jessica Romero**, with Pioneer Engineering, LLC, on behalf of the developer, can be contacted at **832-307-0010**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or Dorianne Powe-Phlegm at (832)-393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

1. Send email to: speakercomments.pc@houstontx.gov,

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Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 104
Action Date: 01/25/2024
Plat Name: Santa Rosa
Developer: Survil, LLC
Applicant: SurVil LLC
App No/Type: 2023-2302 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1791	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	415X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Tuesday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

209. Applicant has requested that this item be deferred for two weeks.

Legal has determined that this plat violates deed restrictions. The applicant has requested that this item be deferred to confer with Legal concerning the separately filed deed restrictions.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 104
Action Date: 01/25/2024
Plat Name: Santa Rosa
Developer: Survil, LLC
Applicant: SurVil LLC
App No/Type: 2023-2302 C3N

Staff Recommendation:
Defer Applicant request

HPW- TDO- Traffic: 01/08/2024 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Verify that the fire hydrant will not conflict with the new development and the sidewalk, otherwise consider relocation.

- Driveways/sidewalks/walkways near the trees shall be approved by the parks department prior to traffic approval. All requests along with the site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need to have Forestry approval.

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of three lots, a Wastewater and Water Capacity Reservation letter is required.

When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

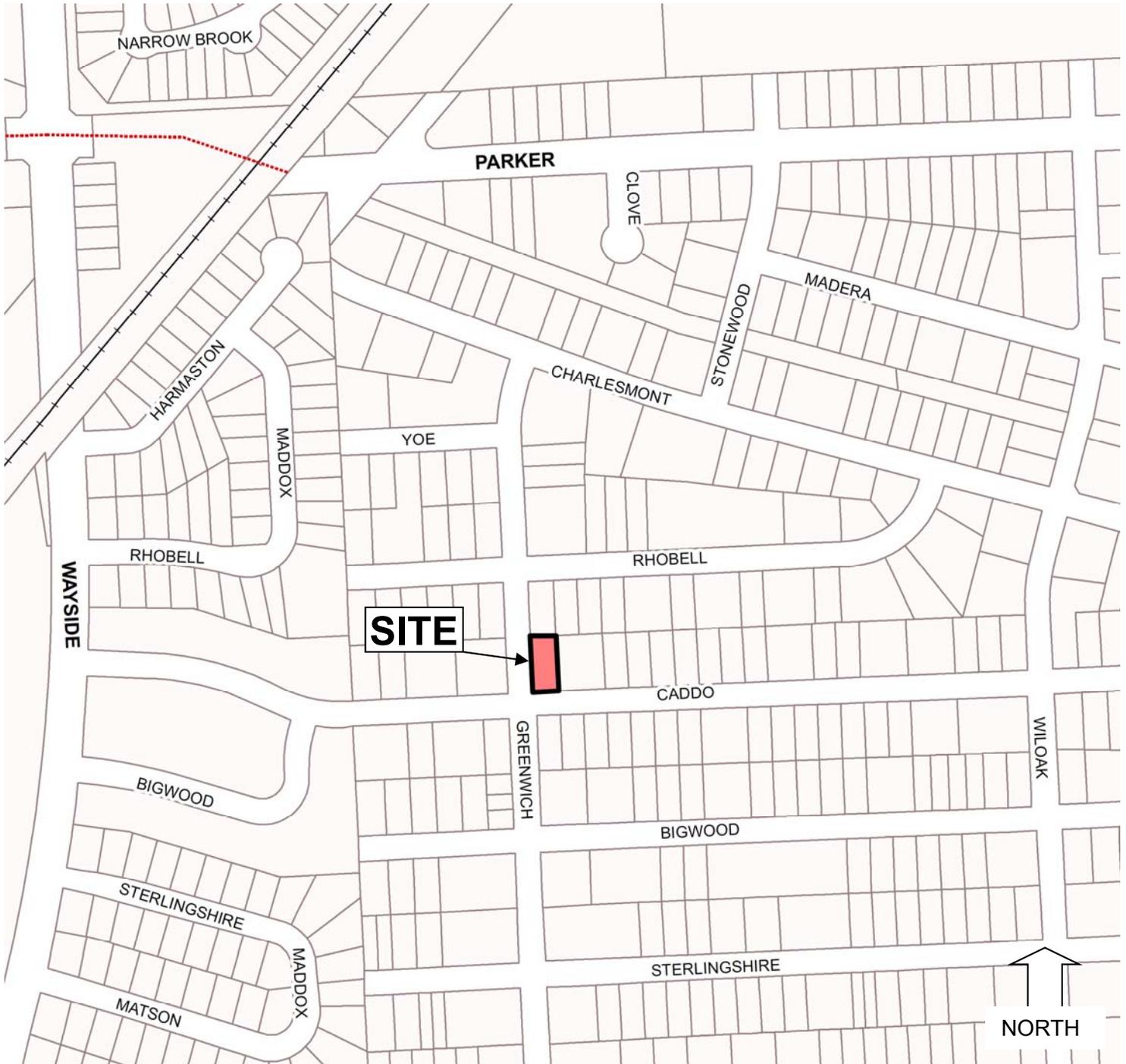
ITEM: 104

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Santa Rosa (DEF 1)

Applicant: Survil, LLC



C – Public Hearings

Site Location

Houston Planning Commission

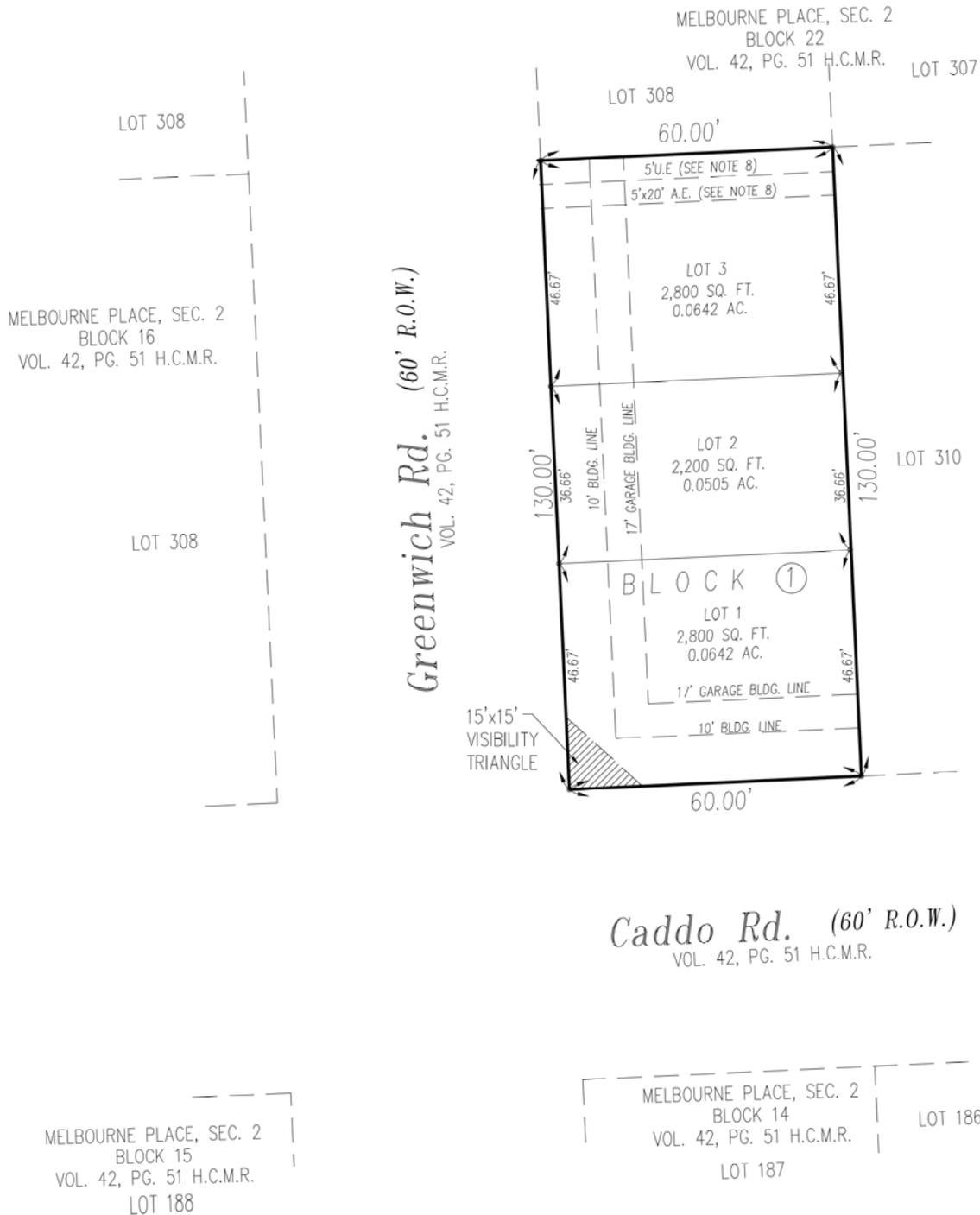
ITEM: 104

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Santa Rosa (DEF 1)

Applicant: Survil, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

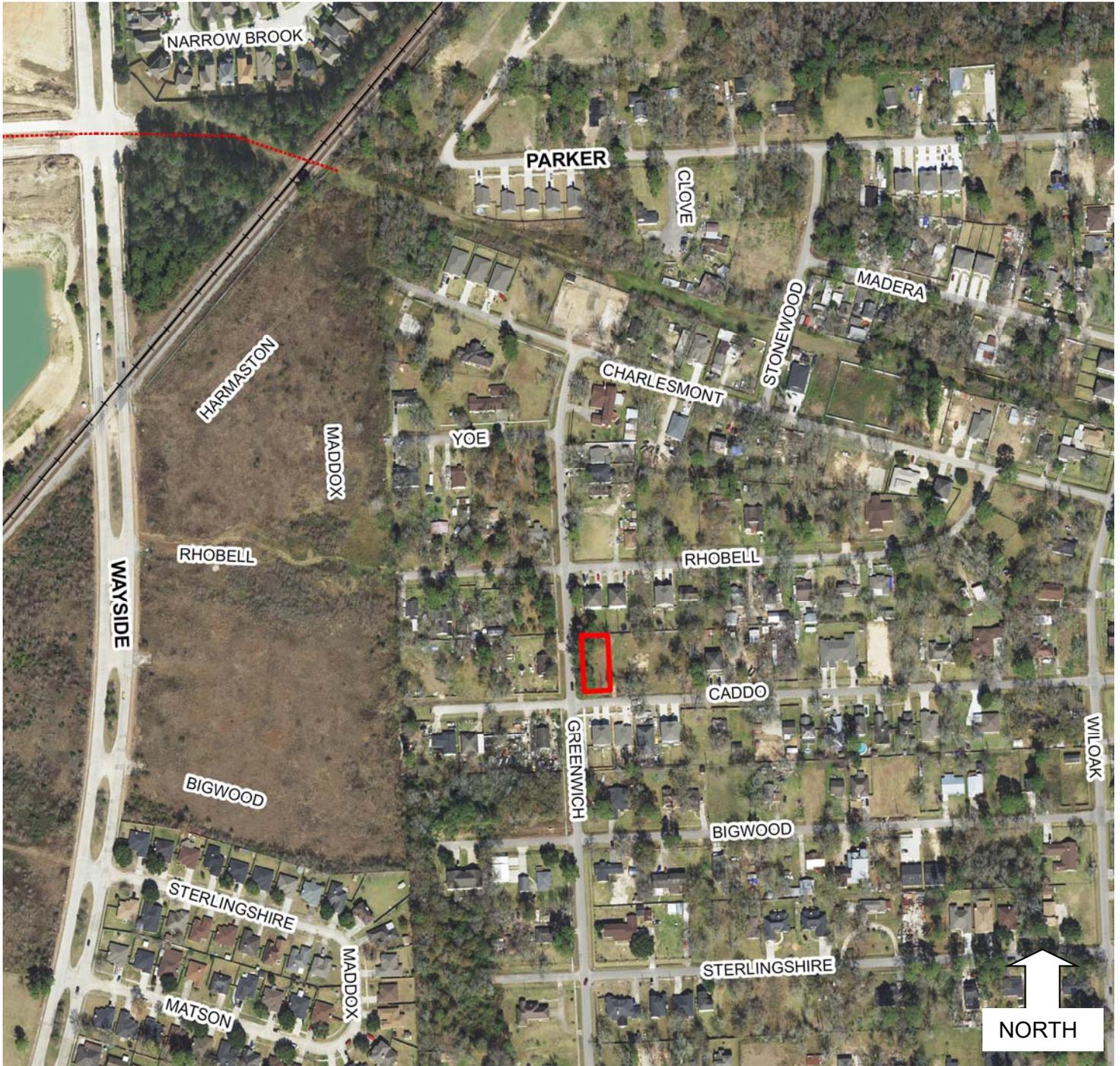
ITEM: 104

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Santa Rosa (DEF 1)

Applicant: Survil, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2302; Santa Rosa; a partial replat of **Melbourne Place Sec 2**, being Lot 309, Block 22 as recorded in Volume 42, Page 51 of the Harris County Map Records.

The property is located east of North Wayside Drive, at the northeast corner of Greenwich Street and Caddo Road. The purpose of the replat is to create three (3) single-family lots. The applicant, **Samuel Monsivaes**, with SurVil LLC, on behalf of the developer, Survil, LLC, can be contacted at **832-349-5978**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 11, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 105
Action Date: 01/25/2024
Plat Name: Shotwell Center
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2531 C3N

Staff Recommendation:
 Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.1434	Total Reserve Acreage:	0.1434
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

Provide 6' sidewalk 4-6' landscape buffer and 3" caliper street trees.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 01/25/2024
Plat Name: Shotwell Center
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2531 C3N

Staff Recommendation:
 Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/09/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

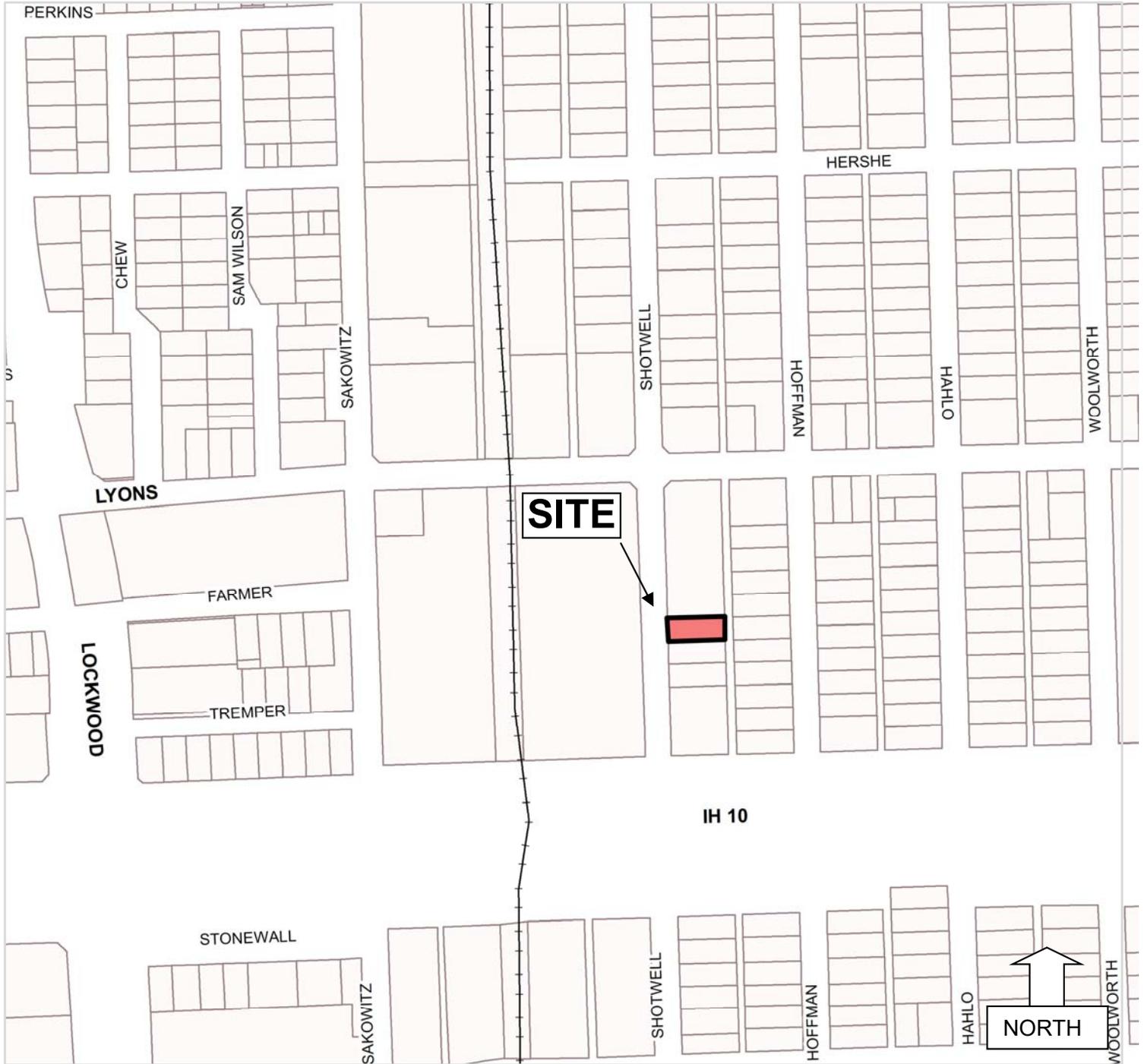
ITEM: 105

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Shotwell Center (DEF 1)

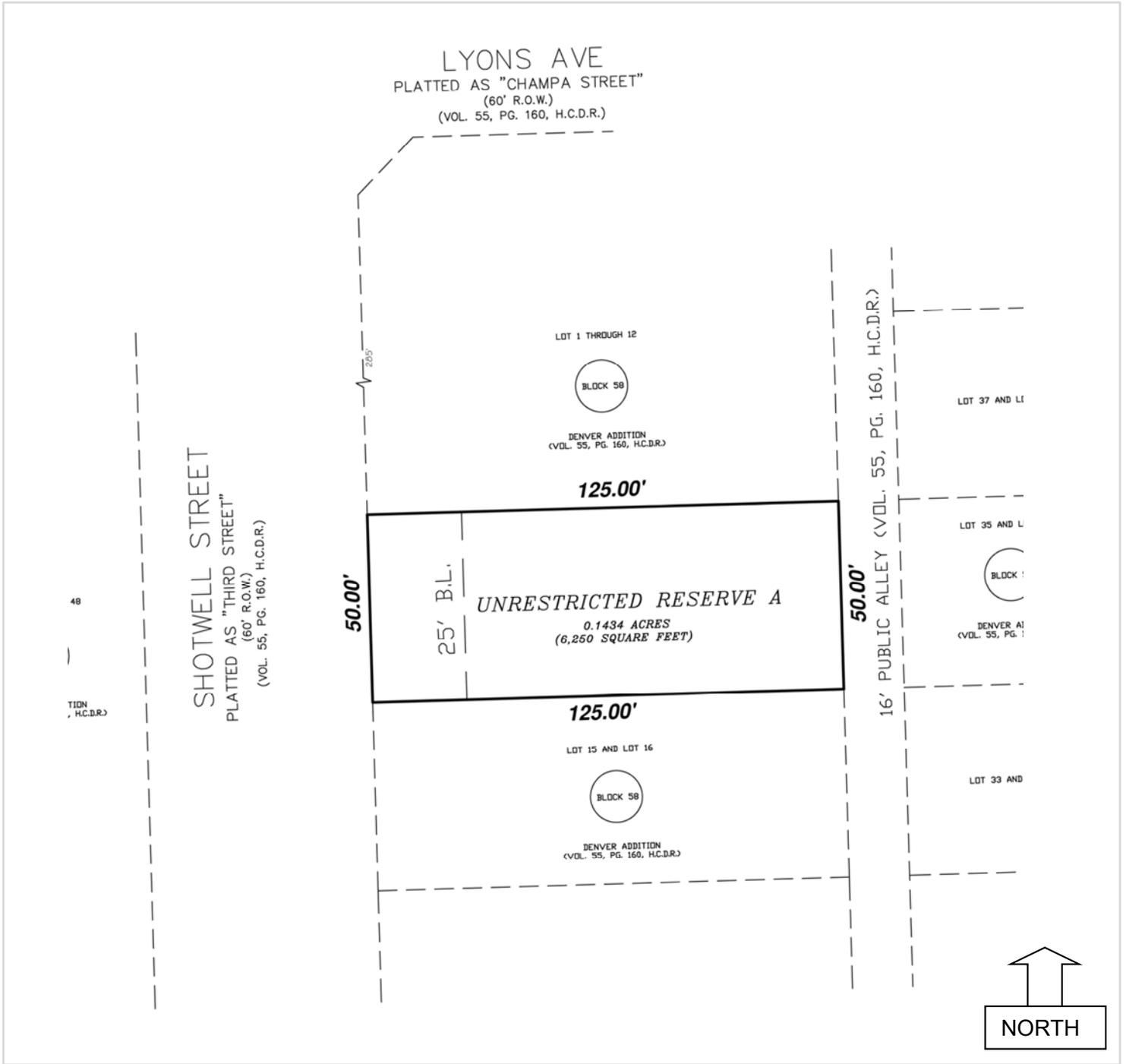
Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings with Variance Site Location

Subdivision Name: Shotwell Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Shotwell Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2023-2531

Plat Name: Shotwell Center

Applicant: CE Engineers & Development Consultants, INC

Date Submitted: 11/03/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Allow a 50' property frontage for an unrestricted reserve.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Sec. 42-190 - Tracts for non-single-family use—Reserves (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Minimum Street or Shared Driveway Frontage: 60 feet for unrestricted reserves.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The property bought by the owner was with the intention of making a small retail store. To make the property into an unrestricted reserve, the city requires 60' frontage and the property only has a 50' frontage, which would make the project unfeasible.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The property was bought with the intention to make a small retail as there is already retail stores in front of the property and to the right of the property, such as a Fiesta and a dental and insurance place. For this reason, the owner bought the property as most of the street is used for commercial use.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer is promising that to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The developer is promising that they will not cause any injuries to the public health, safety and welfare because of this project. The proposed retail would have less than 10 parking spaces, which

would not add significant difference to the traffic in Shotwell St.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The property would be unusable if the variance request cannot be used.



Application No: 2023-2531

Agenda Item: 105

PC Action Date: 01/25/2024

Plat Name: Shotwell Center

Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-190(c)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Allow a 50' property frontage for an unrestricted reserve.;

Basis of Recommendation:

The site is located east along Shotwell Street, a 60-foot right-of-way, north of East Interstate Highway 10 and south of Lyons Avenue in Houston Corporate Limits. The reason for replat is to create one unrestricted reserve. The applicant is seeking a variance to allow 0.1434 acres of land, 6,250 square foot unrestricted reserve to have 50ft of frontage instead of the required 60ft of frontage. Staff is in support of this request.

The site is a replat of two lots out of the Denver Addition Subdivision created in 1891. The developer would like to create a small retail center. The property is located along a Commercial Corridor and there is no additional land to obtain to meet the frontage requirements. The site meets the size and street width requirements for a Commercial reserve. The applicant will provide a 6ft sidewalk, 3-inch caliper trees and a 13-inch safety buffer. Review by Legal indicates that this plat will not violate restrictions on the face of the plat or those filed separately. The applicant has met all notification requirements. Staff's recommendation is to Grant the requested variance and approve the plat subject to the conditions. City of Houston Public Works pose no objections to this request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

The site meets the size and street width requirements for an unrestricted reserve. The frontage is a small deviation from the requirement. To allow the reserve to have 50ft of frontage instead of 60 ft would be feasible and would allow the applicant to develop a commercial site conducive to the development patterns in the area.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The unusual physical characteristics of the land is that the applicant cannot obtain additional property to meet the frontage; however, it meets all other requirements for a commercial reserve.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The developer desires to build a small retail center and because of the irregular unique shape of the site cannot obtain additional land to meet the frontage requirement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The owner is creating a reserve that meet the size and sits on a row that meets Chapter 42 requirements. The owner has agreed to provide a 6ft sidewalk, 13 feet landscape buffer and two 3-inch caliper trees and the proposed use is conducive to the Commercial Development in the area. The intent and general purposes of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The applicant will provide a commercial business that is in keeping with the commercial corridor and add more retail opportunities for residents in the areal

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Granting the variance would allow an unrestricted to be platted which will allow a retail commercial center that is conducive to the commercial patterns in the area and provide more retail opportunities for residents in the area.



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 21, 2023

Dear Property Owner:

Reference Number: 2023-2531; Shotwell Center; is a replat of **Denver Addition**, being Lots 13 and 14, Block 58, as recorded in Vol. 55, pg. 160 of the Harris County Map Records.

The property is located north of I-10, west of Kress St and along Shotwell Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant and developer, **Melissa Lopez**, with CE Engineers & Development Consultants, Inc, can be contacted at **726-437-3840**. **This letter is being sent again because a variance request has been requested with this plat.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or call Dorianne Powe-Phlegm at (832)-393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 11th, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 106
Action Date: 01/25/2024
Plat Name: West Bend Sec 1 partial replat no 2
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2023-2890 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2200	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 120
County	Zip	Key Map ©	City / ETJ
Harris	77082	528A	ETJ

Conditions and Requirements for Approval

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 01/25/2024
Plat Name: West Bend Sec 1 partial replat no 2
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2023-2890 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please add recording information at site of existing recorded easement on plat. See previous plat.

All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.C.F. to Legend.

HPW-HW- IDS: APPROVE

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel D100-00-00 with top of banks as per regulations (see plat checklist guideline in uploaded PDF).

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

Label lot detention note (HC-infrastructure regulations, Sec 6.03)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

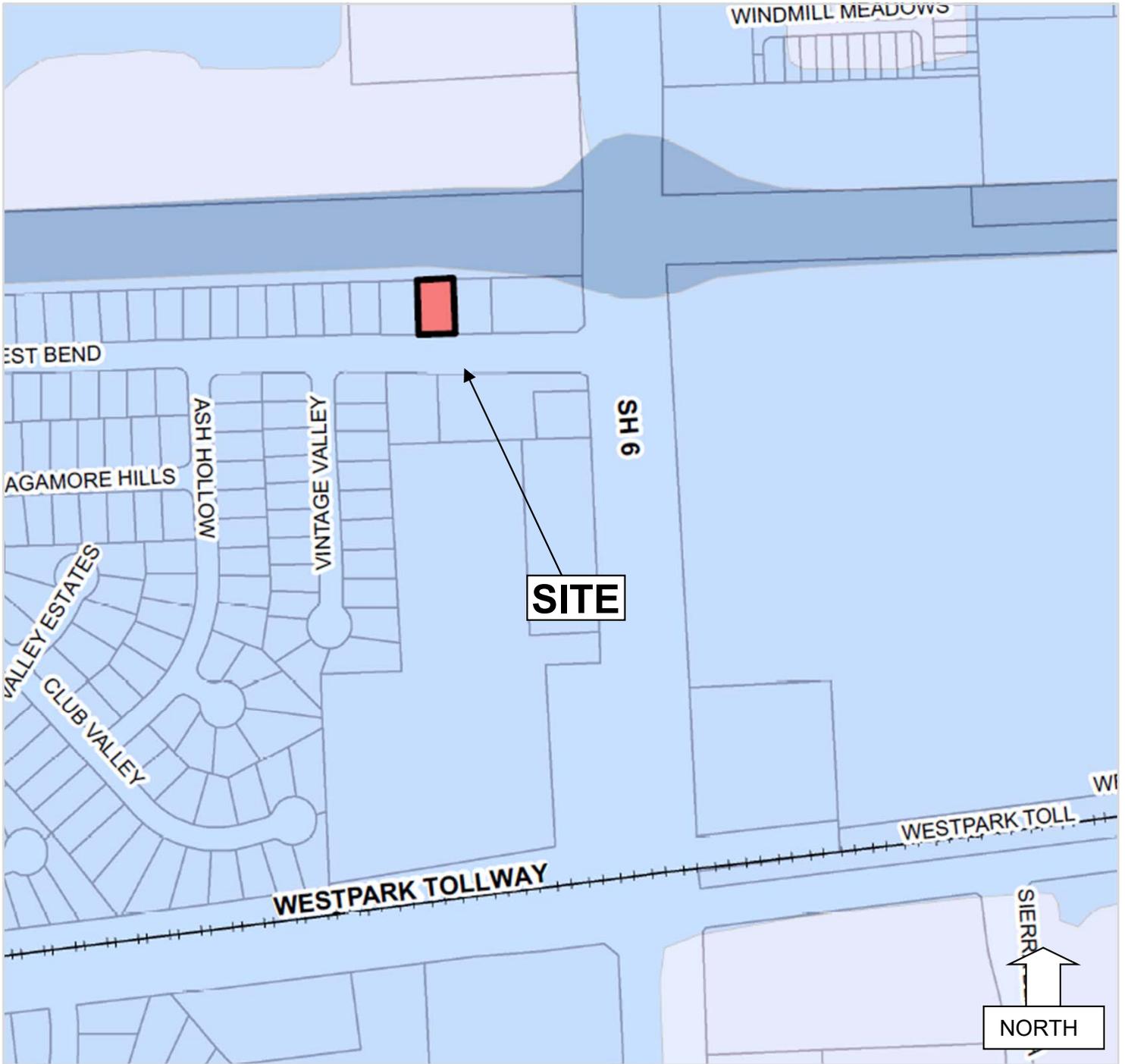
ITEM: 106

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: West Bend Sec 1 partial replat no 2

Applicant: SEM Services



C – Public Hearings

Site Location

Houston Planning Commission

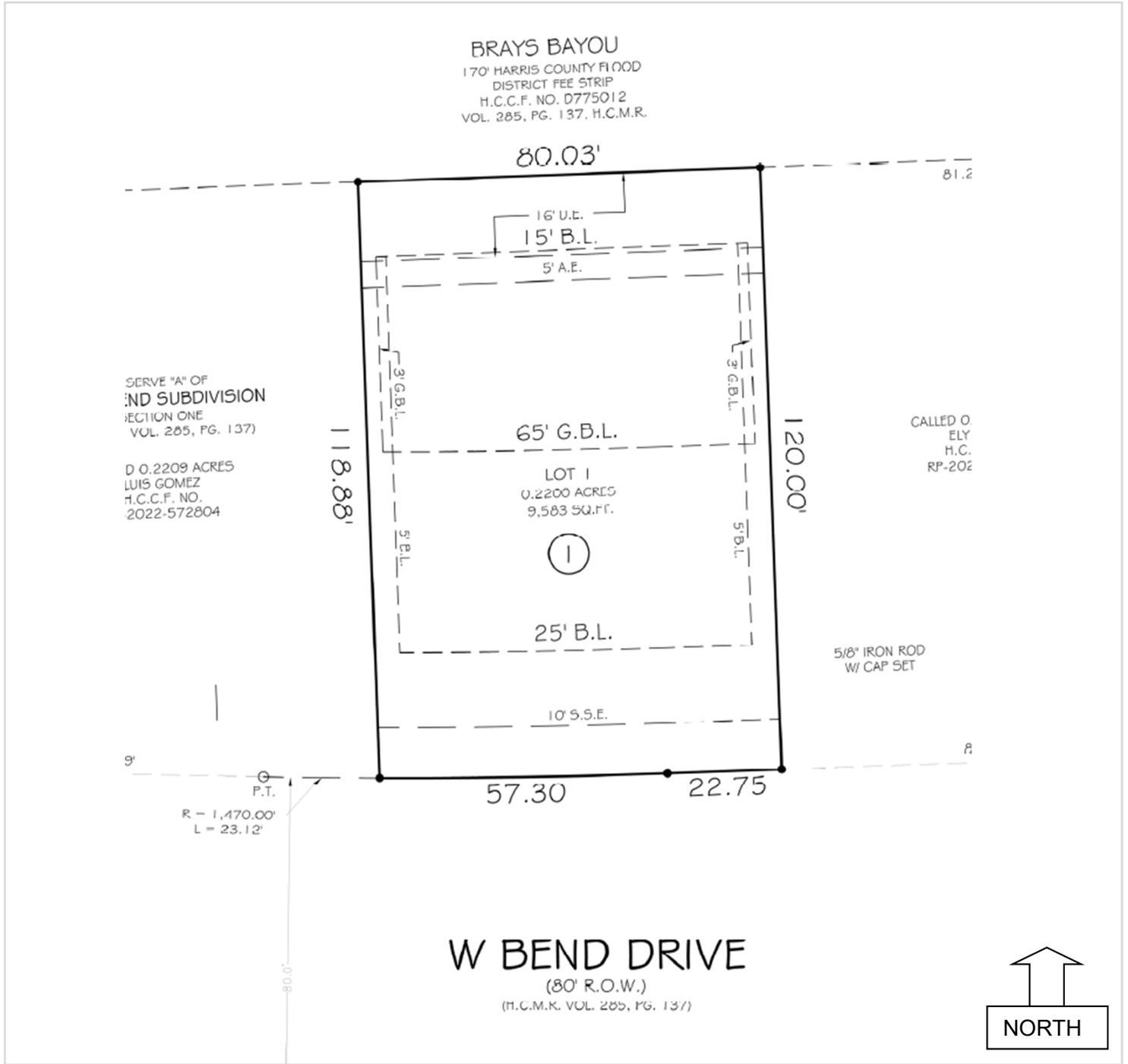
ITEM: 106

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: West Bend Sec 1 partial replat no 2

Applicant: SEM Services



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: West Bend Sec 1 partial replat no 2

Applicant: SEM Services



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

John Whitmire

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 5, 2024

Dear Property Owner:

Reference Number: 2023-2890; West Bend Sec 1 partial replat no 2; a partial replat of **West Bend Sec 1**, being a replat of Unrestricted Reserve 'A', as recorded in Volume 285, Page 137 of the Harris County Map Records.

The property is located west of Texas State Highway No. 6, and north along West Bend Drive. The purpose of the replat is to create one (1) lot. The applicant, **Stephanie Rivera-Lopez**, with SEM SERVICES, on behalf of the developer, can be contacted at **832-986-8208**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or Dorianne Powe-Phlegm at (832)-393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquín Martínez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 107
Action Date: 01/25/2024
Plat Name: Brickyard Development
Developer: ACME HOUSTON PARTNERSHIP
Applicant: Landpoint
App No/Type: 2023-2826 C2R

Staff Recommendation:
Defer Additional
information reqd

Table with 4 columns: Property Info, Acreage, Street/Utility Info, and City/ETJ. Rows include Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Harris, Total Reserve Acreage, Number of Multifamily Units, Street Type (Category), Wastewater Type, Utility District, Key Map ©, and City / ETJ.

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Provide photos of d notice signs for the 2/8/24 meeting by 01/29/24.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 01/23/2024 - No visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

HPW-OCE- Drainage and Utility: Detention is required. Stormwater quality permit is required. Missing B.L.

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of this unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wrctechns@houstontx.gov.

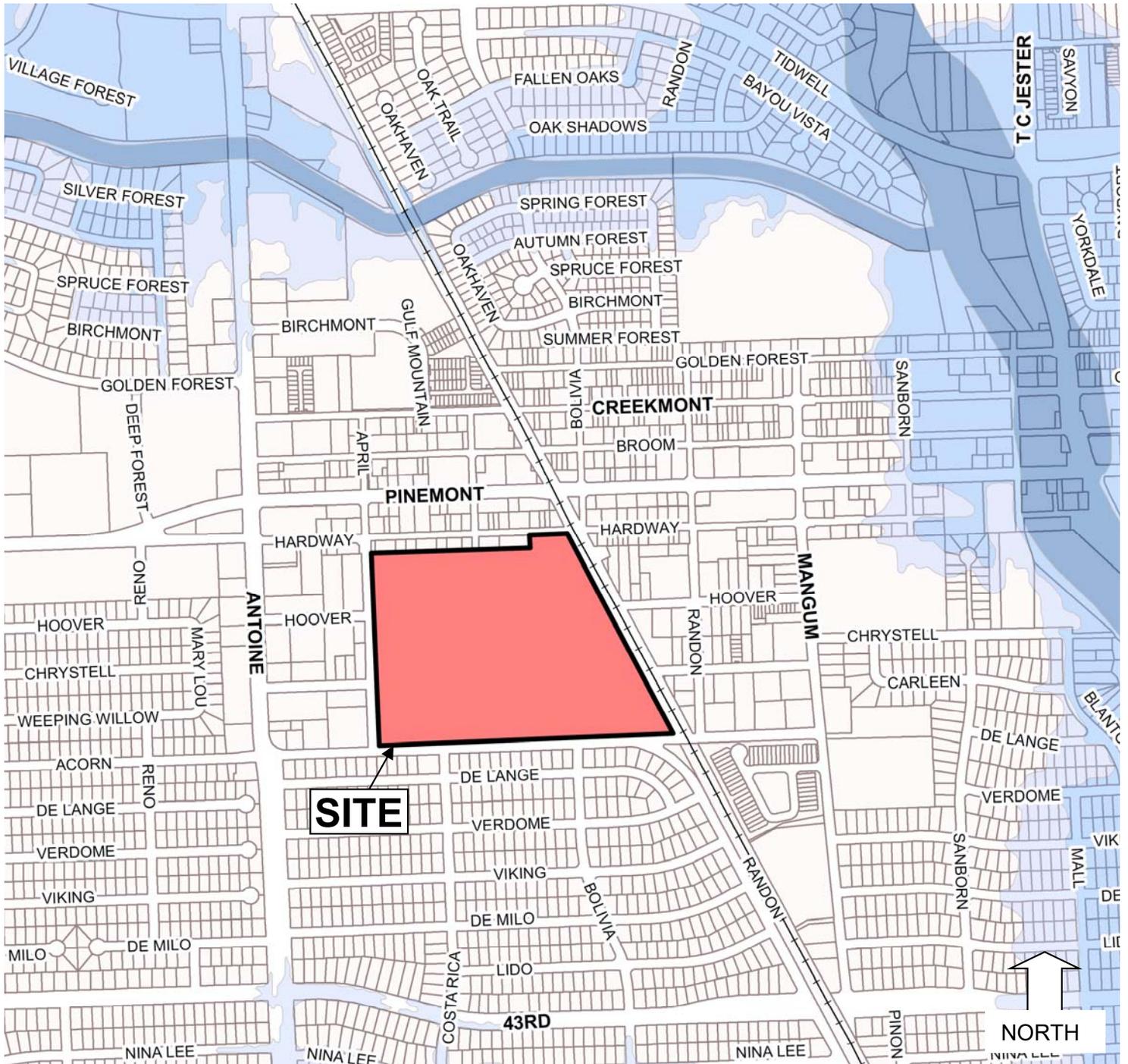
Houston Planning Commission **ITEM: 107**

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: **Brickyard Development**

Applicant: **Landpoint**



D – Variances

Site Location

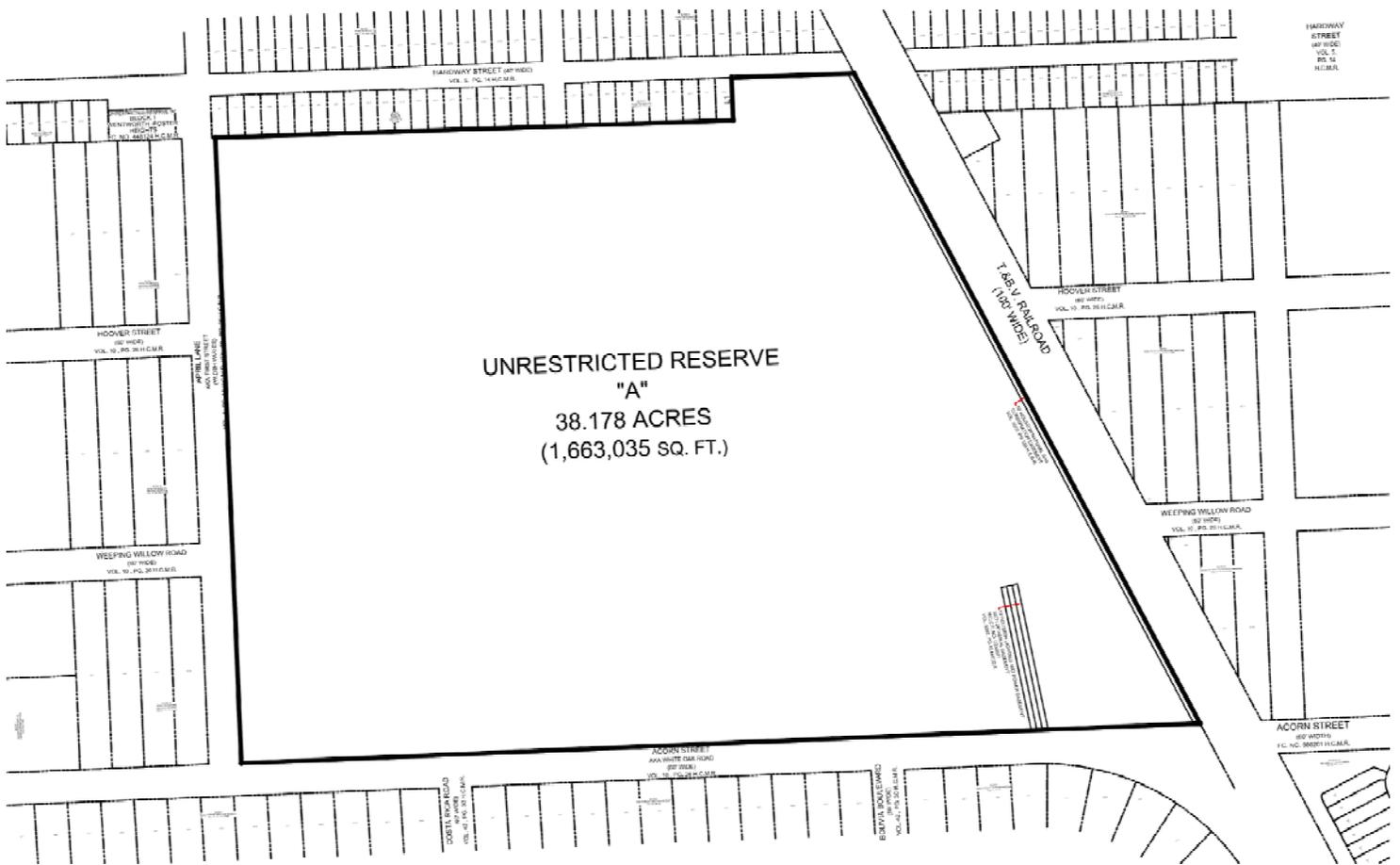
Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Brickyard Development

Applicant: Landpoint



D – Variances

Subdivision

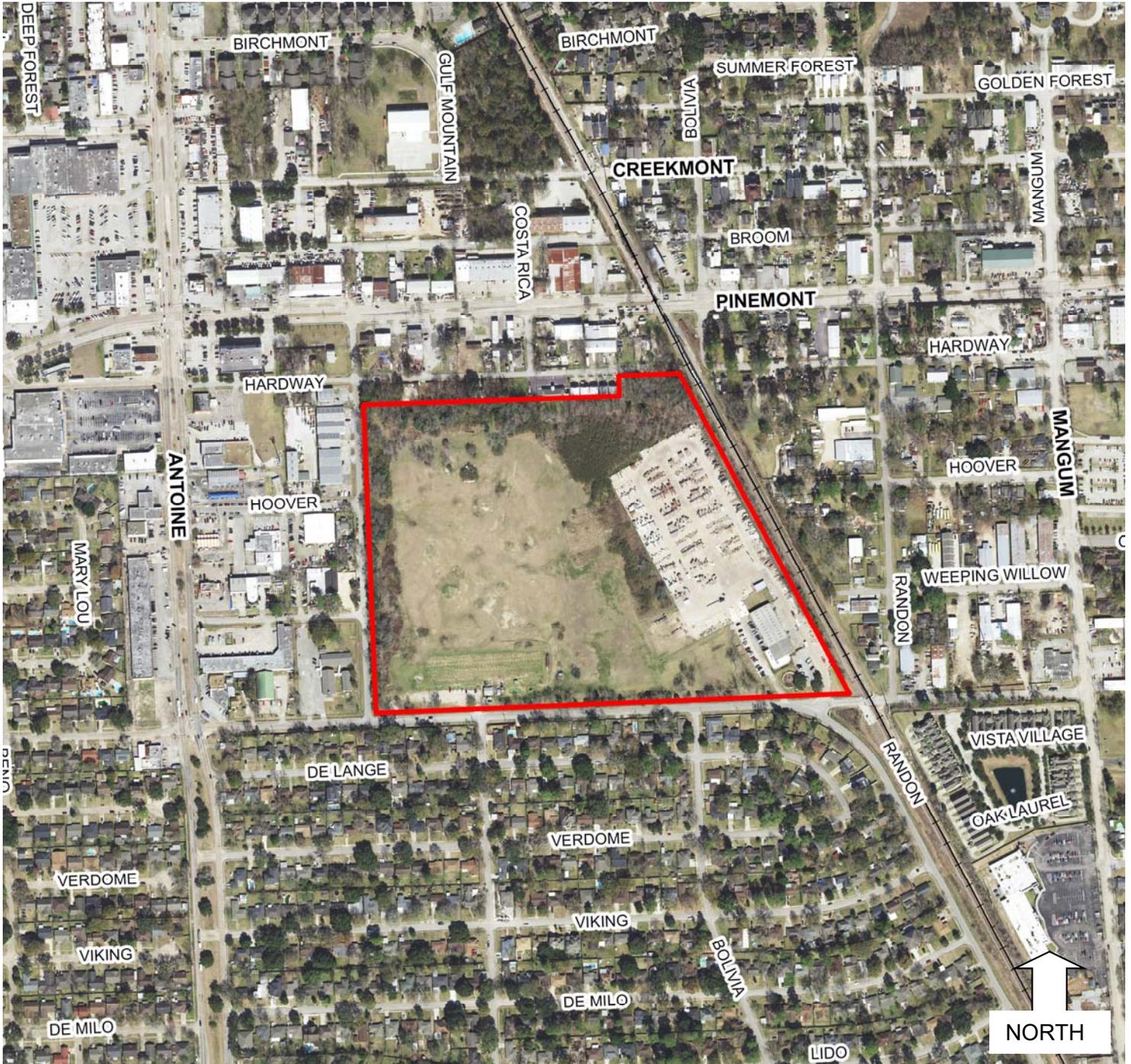
Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Brickyard Development

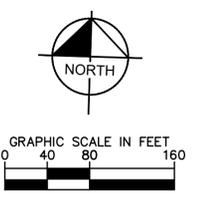
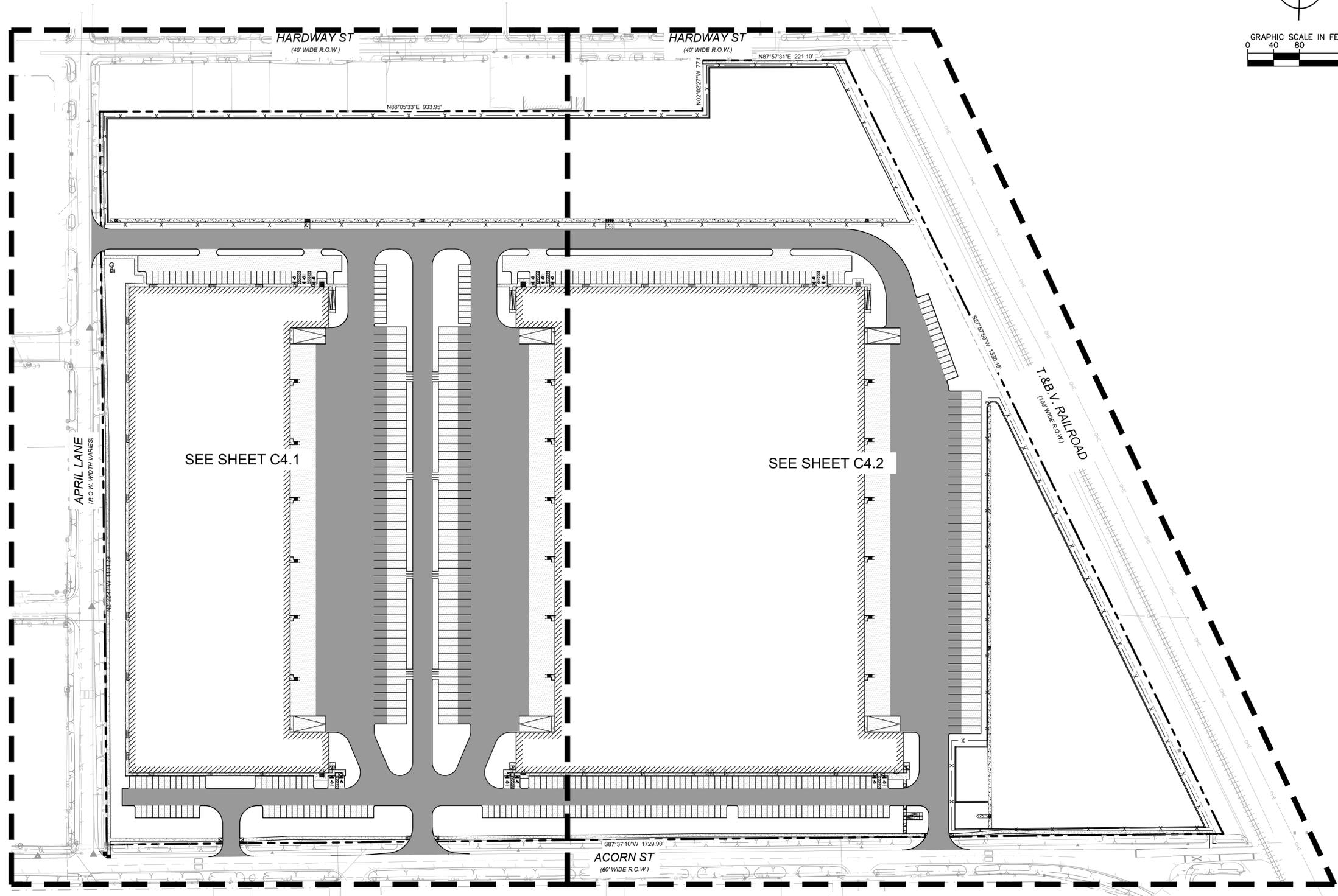
Applicant: Landpoint



D – Variances

Aerial

Plotted By: Leon, Oscar Sheet Set: Khs Layout: C:DMC August 08, 2023 03:44:23pm K:\hob_civil\068905102 - acme warehouse\CAD\plansheets\C:DMC.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
---	PROPERTY LINE
④	PARKING COUNT
PAVING MATERIAL LEGEND	
[Pattern]	4" SIDEWALK CONCRETE. SEE GEOTECH REPORT FOR SPECIFICATIONS. (SEE DETAIL C9.0)
[Pattern]	5" STANDARD DUTY CONCRETE. SEE GEOTECH REPORT FOR SPECIFICATIONS. (SEE DETAIL C9.0)
[Pattern]	7" HEAVY DUTY CONCRETE. SEE GEOTECH REPORT FOR SPECIFICATIONS. (SEE DETAIL C9.0)

KEYED NOTES	
①	PARKING LOT STRIPING, 4" SOLID WHITE STRIPE
②	PROPOSED 6" CURB. SEE C9.0 FOR DETAILS
③	TIE INTO EXISTING CURB.
④	PROPOSED ADA RAMP. SEE C9.0 FOR DETAILS.
⑤	PROPOSED WAREHOUSE ENTRY RAMPS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
⑥	PROPOSED LOADING DOCK RAMPS
⑦	PROPOSED WAREHOUSE ENTRY STAIRS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
⑧	NOT USED
⑨	RETAINING WALL (BY OTHERS)
⑩	CONCRETE SWALE. SEE C9.3 FOR DETAILS
⑪	STORM LIFT STATION. REFERENCE LIFT STATION PLANS FOR DETAILS.
⑫	PROPOSED TURN DOWN CURB. SEE C9.0 FOR DETAILS.
⑬	PROPOSED ACCESSIBLE PARKING STALL WITH ACCESSIBLE PARKING STRIPING, WHEEL STOP, AND SIGN. SEE C9.0 FOR DETAIL.
⑭	PROPOSED CHAIN LINK FENCE. REFER TO LANDSCAPE PLANS FOR DETAILS.
⑮	PUBLIC SIDEWALK RAMP. SEE C9.4 FOR DETAIL.
⑯	PROPOSED CURB CUT. SEE STORM PLAN.
⑰	5' PUBLIC SIDEWALK AND FUTURE EASEMENT.
⑱	PROPOSED HANDRAIL. SEE C9.0 FOR DETAIL.

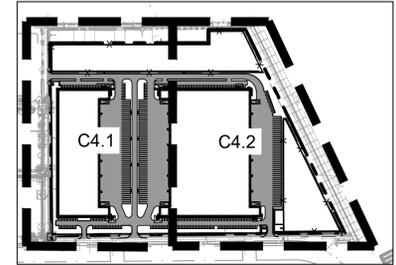
GENERAL NOTES	
1.	DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2.	ALL RADII 3' UNLESS OTHERWISE NOTED.
3.	REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4.	SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
5.	FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND T&S.
6.	REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
7.	CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
8.	REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.
9.	CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

SITE ANALYSIS TABLE		
SAMUEL McCLELLAND 1/3 LEAGUE, ABSTRACT 544 HARRIS COUNTY, TEXAS		
WAREHOUSE	1,688,541 SF / 38.76 AC	566,400 SF
EXISTING GRADE ELEVATION		78.70 FT
FINISHED FLOOR ELEVATION		85.00 FT
TOTAL PAVEMENT AREA (EXCLUDING BUILDING)		561,589 SF
	REQUIRED	PROVIDED
TOTAL PARKING	215 SPACES*	449 SPACES
WAREHOUSE (1 SPACE/7000 SF)	73 SPACES	289 SPACES
ACCESSIBLE	9 SPACES	14 SPACES
TRAILER STORAGE	0 SPACES	146 SPACES

* PER CITY OF HOUSTON'S ORDINANCE (SECTION 26-492), 1.0 PARKING SPACES FOR EVERY 7,000 SQUARE FEET OF GFA OF WAREHOUSE.

PAVEMENT THICKNESS TO ACCOMMODATE 90,000 LB FIRE TRUCK IN ALL WEATHER CONDITIONS. FOR MORE INFORMATION, SEE GEOTECHNICAL REPORT

REFERENCE BENCHMARKS	
RM050070	ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE HARRIS COUNTY FLOODPLAIN REFERENCE MONUMENT BRASS DISK STAMPED E100 BM 12, RM NUMBER 050070, LOCATED IN ON THE SOUTH SIDE OF A BRIDGE OVER WHITE OAK BAYOU ON CREEKMONT DRIVE APPROXIMATELY 350' WEST OF THE INTERSECTION WITH T. C. JESTER ELEVATION = 72.11 FEET NAVD 1988 (2001 ADJUSTMENT).
T.B.M. 99	RAILROAD SPIKE IN POWER POLE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF COSTA RICE ROAD AND WHITE OAK ROAD (AKA ACORN STREET), APPROXIMATELY 361' SOUTHEAST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION = 95.91 FEET
T.B.M. 98	RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF WHITE OAK ROAD (AKA ACORN STREET), APPROXIMATELY 191' EAST OF BOLIVIA BOULEVARD, AND 350' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 96.42 FEET



No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 11233 SHADOW CREEK PARKWAY, SUITE 450, PEARLAND, TX 77584
 PHONE: 281-895-1210
 WWW.KIMLEY-HORN.COM
 T&BPE FIRM REGISTRATION F-328



KHA PROJECT	068905102
DATE	AUGUST 2023
SCALE	AS SHOWN
DESIGNED BY	MJM
DRAWN BY	ODL
CHECKED BY	JLC

OVERALL DIMENSION CONTROL PLAN

ACME INDUSTRIAL WAREHOUSE

HOUSTON TEXAS

SHEET NUMBER **C4.0**



Application Number: 2023-2826
Plat Name: Brickyard Development
Applicant: Landpoint
Date Submitted: 12/08/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

In an effort to maintain the developability of the property, and the safety and navigability of the surrounding neighborhoods, a variance is being sought to allow the subject tract to exceed the maximum intersection spacing requirements by not extending or terminating Costa Rica Street in a cul-de-sac.

Chapter 42 Section: 128 & 134

Chapter 42 Reference:

42-128 Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or 42-134 A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject tract has existed in its current configuration since before the implementation of the Chapter 42 standards. The proposed development would not change the configuration of the tract. The applicant is proposing a commercial development, similar to the existing development, which will require the tract to remain one contiguous parcel. The imposition of Section 42-128 would bisect the tract, creating two parcels, rendering the tract unsuitable for the proposed development. Currently, the stub portion of Costa Rica Street is being utilized by Iglesia Hispana Pentecostal Del Nombre De Jesus as overflow parking for their church. Pushing Costa Rica Street through to Acorn Street or terminating the stub portion in a cul-de-sac would not only deprive the applicant of reasonable use of the land but would also deprive the church of the additional parking needed for their services. Additionally, on the ground, Hardway Street dead-ends into the T.&B.V. Railroad 521.18 feet east from its intersection with Costa Rica Street, which could negate the need for an addition intersection along Hardway Street. Along Acorn Street to the south, the unique conditions created by the access to the proposed development, the two major points of entry to the neighborhood to the south, and the T.&B.V. Railroad crossing to the east, the addition of another intersection along Acorn Street could pose potential traffic and safety hazards to all parties and neighbors in the area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant as the tract existed in its current configuration prior to the proposed development by the applicant. The circumstances supporting the granting of the variance are the result of unique geographical circumstances, not created by the applicant, ie. Railroad crossings to the north and south, the points of entry to the residential neighborhood to the south along Acorn Street, and the configuration of the subject tract requiring access on the south side.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved and maintained in that the purpose of Chapter 42 is to maintain the developability and navigability of the city, while maintaining interest in public safety and convenience. This variance is being requested with those same ideals in mind.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing this variance will not be injurious to the public health, safety, or welfare of the residents of the area. This variance would benefit the residents and business in the surrounding area by not depriving a religious institution of the additional parking needed for its facility, and not creating potential traffic and safety issues in the area around the proposed development.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. It is the intention of the developer to build a development that will create new jobs and stimulate the local economy, without creating any undue hardship for the residents and businesses in the surrounding neighborhoods.



Application No: 2023-2826

Agenda Item: 107

PC Action Date: 01/25/2024

Plat Name: Brickyard Development

Applicant: Landpoint

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 128 & 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

In an effort to maintain the developability of the property, and the safety and navigability of the surrounding neighborhoods, a variance is being sought to allow the subject tract to exceed the maximum intersection spacing requirements by not extending or terminating Costa Rica Street in a cul-de-sac. ;

Basis of Recommendation:

Defer to allow time for the applicant to provide revised materials by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

NA

(3) The intent and general purposes of this chapter will be preserved and maintained;

NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

NA

(5) Economic hardship is not the sole justification of the variance.

NA



CITY OF HOUSTON

Planning and Development Department

John Whitmire

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 5, 2024

NOTICE OF VARIANCE

PROJECT NAME: Brickyard Development

REFERENCE NUMBER: 2023-2826



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements request for a property located on a block bound by Acorn Street, Hardaway Street and April Lane. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this request.

Landpoint, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirements to exceed intersection spacing requirements by not extending Costa Rica Street through the site. Enclosed are copies of the reconsideration of requirements request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting Thursday, January 25, 2024, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call James Mahoney with Landpoint at 832-736-0258. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Geoff.butler@houston.tx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 108
Action Date: 01/25/2024
Plat Name: Decker Prairie Rosehill GP
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2941 GP

Staff Recommendation:
Defer Applicant request

Total Acreage:	99.2800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287J	ETJ

Conditions and Requirements for Approval

- 046. General Plan approval is for street patterns as shown on the plat only. (24)
- 046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 143. Minimum intersection spacing along a local street shall be 75 feet. (128)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 01/25/2024
Plat Name: Decker Prairie Rosehill GP
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2941 GP

Staff Recommendation:
Defer Applicant request

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted.

Ensure that street curves conform to COH IDM/ standards (IDM 10.3.03D)

Limited scope TIA/TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

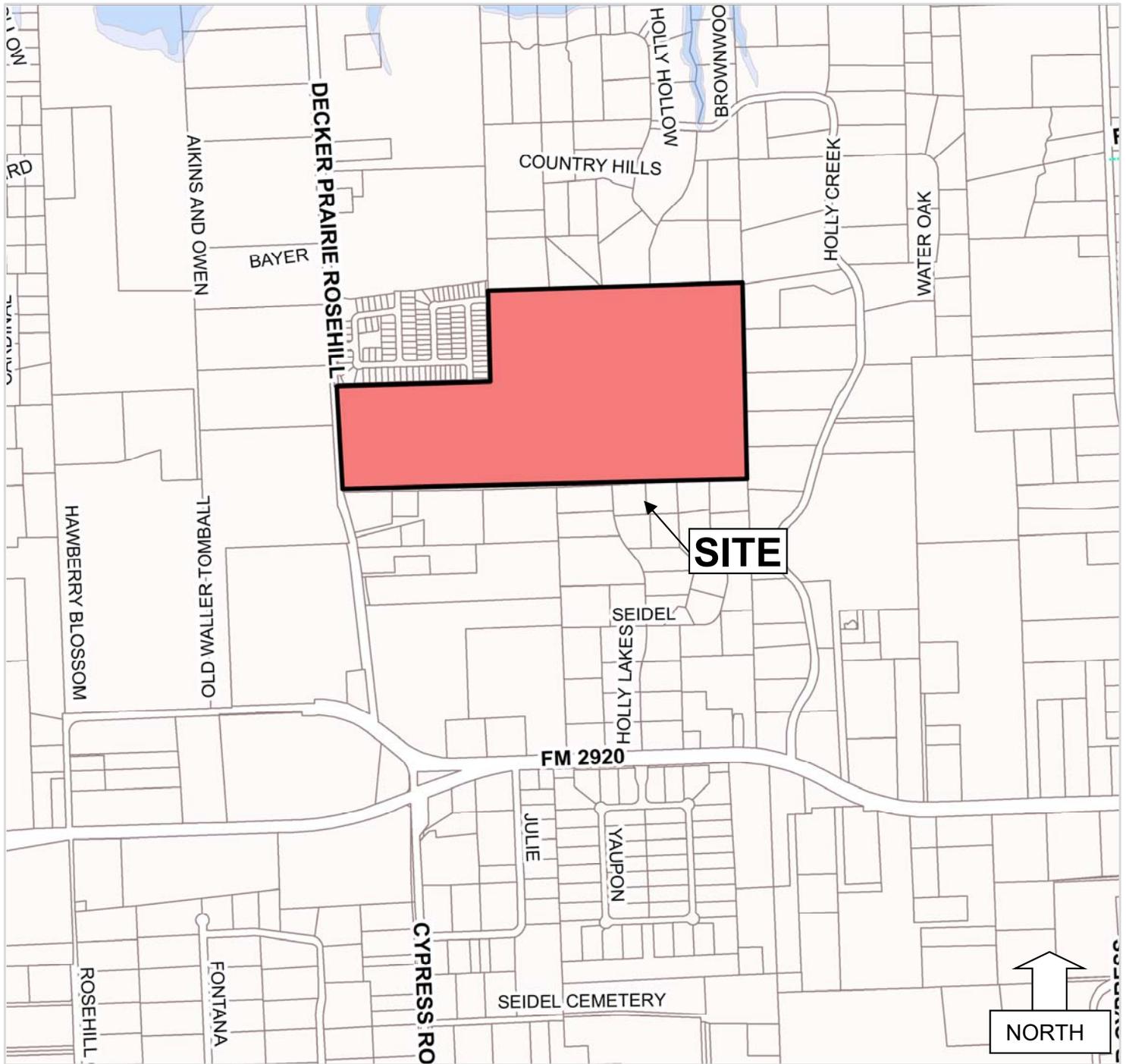
ITEM: 108

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Decker Prairie Rosehill GP (DEF 1)

Applicant: LJA Engineering, Inc.

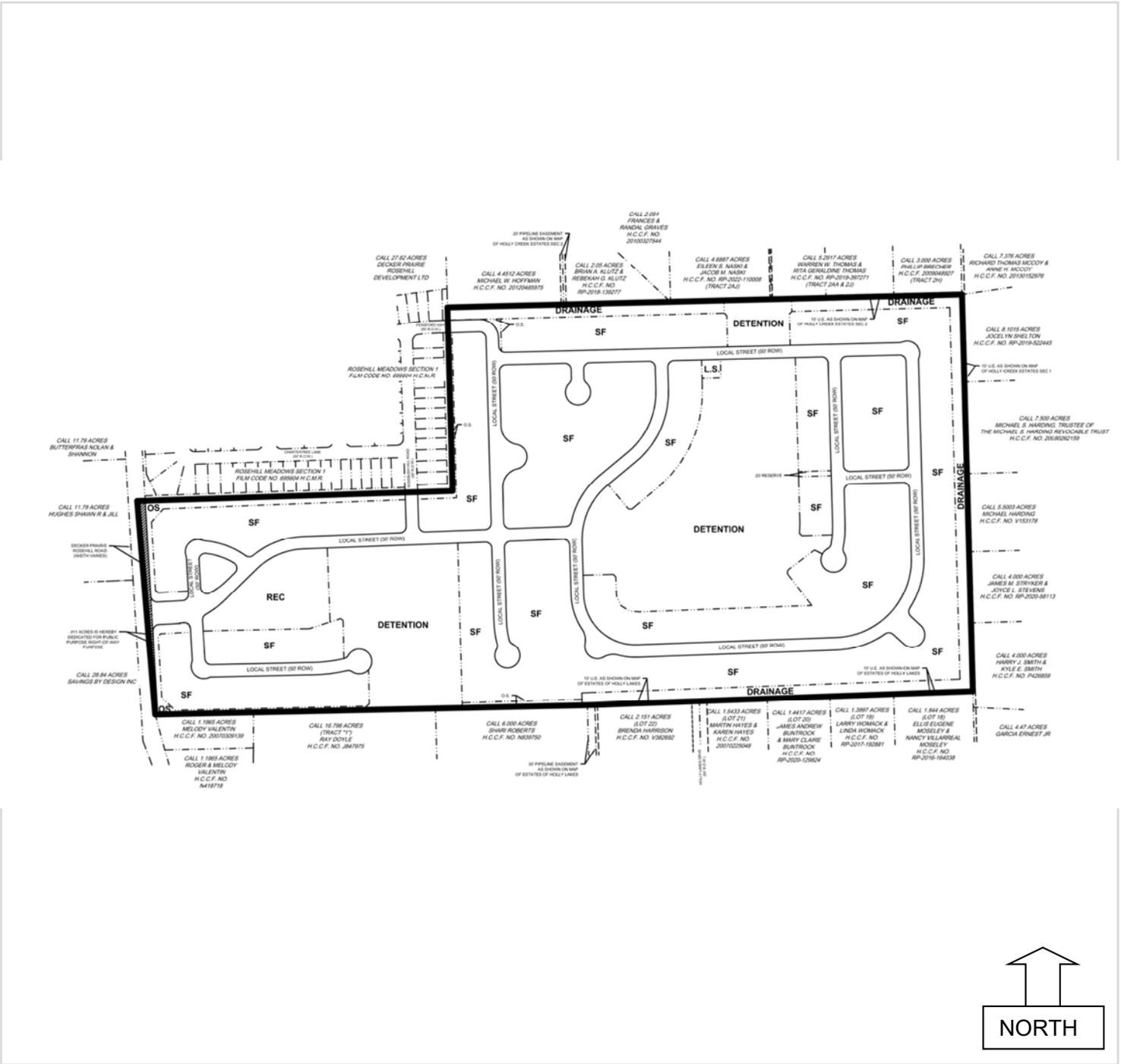


D – Variances

Site Location

Subdivision Name: Decker Prairie Rosehill GP (DEF 1)

Applicant: LJA Engineering, Inc.



Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 01/25/2024

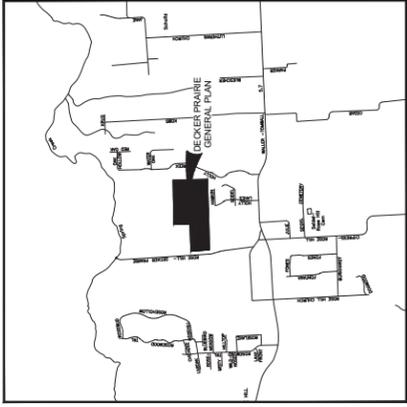
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Applicant: LJA Engineering, Inc.

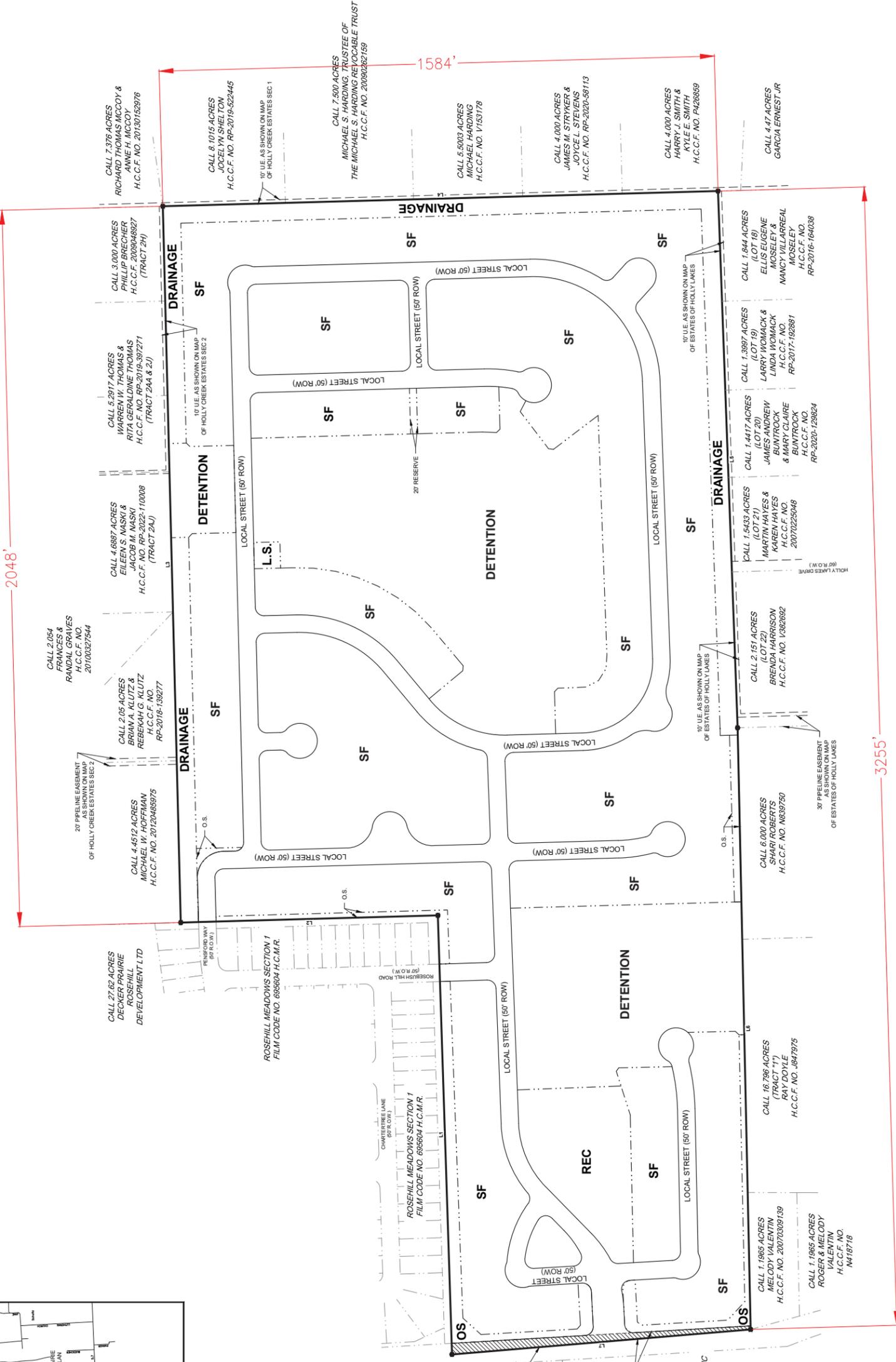


D – Variances

Aerial



Vicinity Map
SCALE: 1" = 100'



2048'

1584'

3255'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°02'00" E	1296'
L2	N 0°35'55" W	733'
L3	N 89°34'00" E	2048'
L4	S 87°14'45" W	1836'
L5	S 86°15'42" W	1720'
L6	S 86°15'42" W	865'
L7	N 84°47'42" W	865'

DECKER PRAIRIE ROSEHILL

±99.78 ACRES OF LAND

DR. HORTON

AN INTERSECTION SPACING VARIANCE EXHIBIT OF

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - H.C.C.F. INDICATES HARRIS COUNTY CLERK FILES
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER

THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES... THE APPLICANT HAS REPRESENTED TO THE CITY ENGINEER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT... THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES... THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN... THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN... THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN... THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN...





Application Number: 2023-2941

Plat Name: Decker Prairie Rosehill GP

Applicant: LJA Engineering, Inc.- (Houston Office)

Date Submitted: 12/22/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the 1,400-foot local street minimum intersection spacing requirement along three sides of the Decker Prairie Rosehill subdivision by: - approximately 1,855 feet along the southern boundary - approximately 184 feet along the eastern boundary - approximately 648 feet along the northern boundary.

Chapter 42 Section: Sec 42-128. Intersections of local streets

Chapter 42 Reference:

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR**

Decker Prairie Rosehill is an approximately 99-acre residential community located east of Decker Prairie-Rosehill Road. The community includes internal streets that traverse the development. The site is bounded by single-family residential dwellings on all sides to the north, south, and the east. The surrounding single-family residential uses include existing estate lots to the south, east, and north and the Rosehill Meadow subdivision abutting the northwestern boundary. The Rosehill Meadow subdivision does provide two stub-outs which the proposed development is able to connect to. However, the surrounding estate lots are private and do not provide any type of stubbed access for connectivity. Any connection that is provided along the eastern boundary would essentially lead to the rear side of an estate lot, which would create a dead-end street which may cause adverse effects such as illegal dumping. Due to the existing single-family residences, it is not feasible to provide a local street connection along the southern, eastern, and northern boundaries to meet the criteria of 42-128. The proposed local streets within the development will provide adequate circulation throughout the site.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing conditions of the surrounding development is not a hardship created or imposed by the applicant. The connectivity should have been provided by the subdivisions previously constructed to allow an opportunity for the proposed development to tie into them.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site and to adjacent properties.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance as the existing conditions of the surrounding development with the lack of connectivity points is the supporting circumstance for this request.



Application No: 2023-2941

Agenda Item: 108

PC Action Date: 01/25/2024

Plat Name: Decker Prairie Rosehill GP

Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: **Sec 42-128. Intersections of local streets**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the 1,400-foot local street minimum intersection spacing requirement along three sides of the Decker Prairie Rosehill subdivision by: - approximately 1,855 feet along the southern boundary - approximately 184 feet along the eastern boundary - approximately 648 feet along the northern boundary. ;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, east along Decker Prairie Rosehill and north of FM 2920. The applicant is proposing a residential development and is requesting a variance to exceed intersection spacing requirements by not providing any north/south and east/west public streets. Applicant has requested that this item be deferred for two weeks.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a



Agenda Item: 109
Action Date: 01/25/2024
Plat Name: Decker Prairie Rosehill Sec 1
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2942 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	36.6000	Total Reserve Acreage:	12.2070
Number of Lots:	105	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287J	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 01/25/2024
Plat Name: Decker Prairie Rosehill Sec 1
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2942 C3P

Staff Recommendation:
 Defer Applicant request

CenterPoint: 1—BLK 4 L36-37: Dashed lines are unlabeled
 2-- Prior easement (copy attached) to be included on plat:
 Blanket easements should be listed in the General Notes.
 UnRec CNP File No. 3-G-57

HPW-HW- IDS: Approved
 HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
 Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC Infrastructure Regulations, chapter 12.02)
 Label dimensions with field verification in lieu of providing recording info (chapter 42-41)
 UVE should be checked at Decker Prairie Rosehill Road and West Horizon Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
 UVE should be checked at Steep Ridge Rd and West Horizon Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
 UVE should be checked at Altitude Ln and West Horizon Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

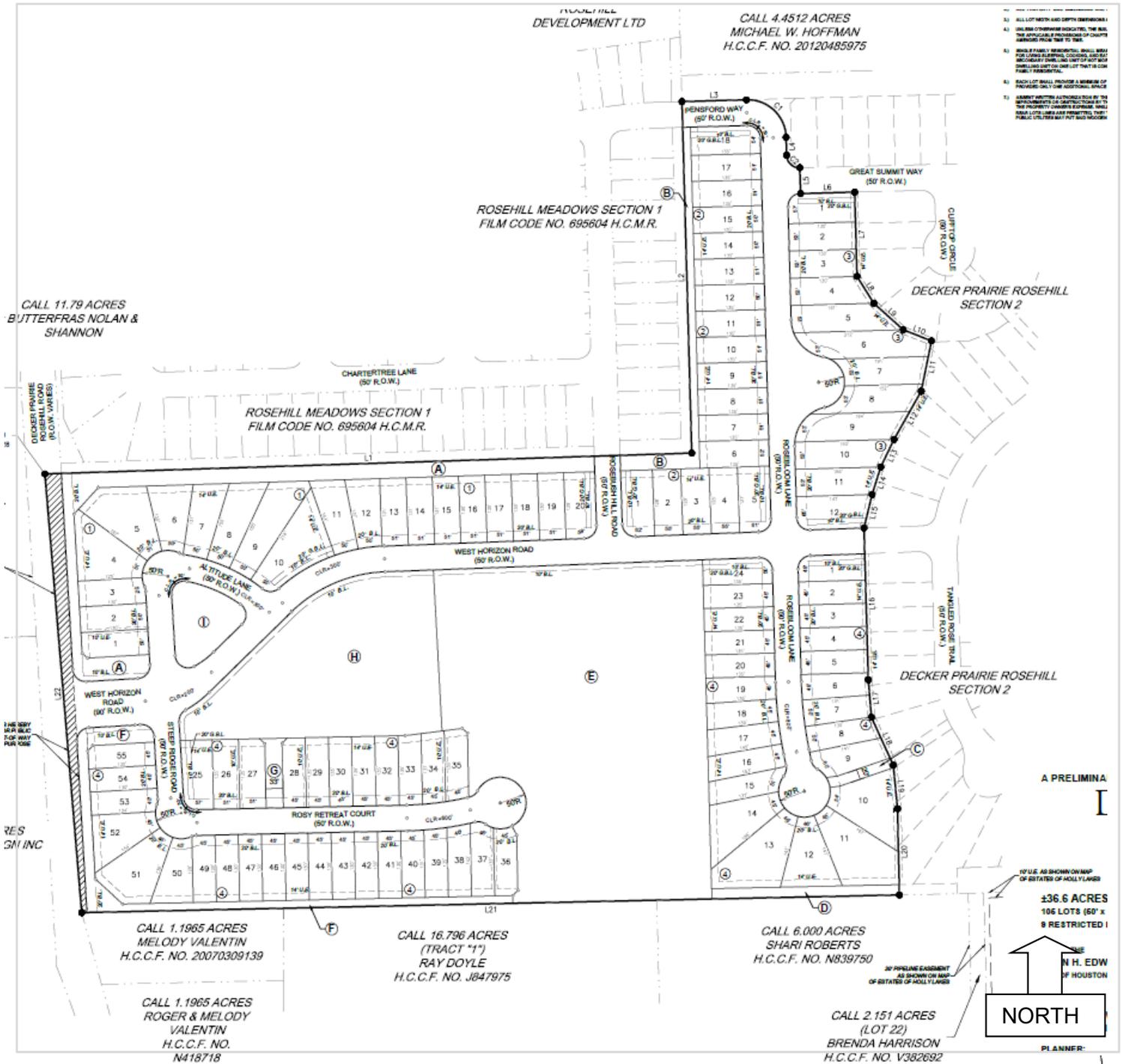
Houston Planning Commission ITEM: 109

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Decker Prairie Rosehill Sec 1 (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision



Agenda Item: 110
Action Date: 01/25/2024
Plat Name: Decker Prairie Rosehill Sec 2
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2943 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	33.1500	Total Reserve Acreage:	16.9490
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287J	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. Sec 42-210

047. Make minor corrections and additions as indicated on the marked file copy.

052. Decker Prairie Rosehill Sec 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 110
Action Date: 01/25/2024
Plat Name: Decker Prairie Rosehill Sec 2
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2943 C3P

Staff Recommendation:
Defer Applicant request

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

Addressing: Horizon is already in use.
CenterPoint: Please identify dash lines in Reserves B and D.

Split Easement Rules: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:

A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.

B - Splits must be even, i.e. 10'UE split 5'/5' 14'UE split 7'/7' 15'UE split 7.5'/7.5' 16'UE split 8'/8'.

C - Split between two plats: The split must be drawn and footage labeled on both sides (inside & outside) of the plat boundary so the entire UE is visible on both plats. Outside Plat should be labeled with plat name/recording info, lots/blocks/reserves should be drawn and labeled.

C.1 - Split between plat and acreage tract: The split must be drawn and footage labeled on both sides (inside & outside) of the split. Outside acreage must be labeled with landowner name and deed recording reference. Please label outside easement 7/7 UE., put in lot numbers, add recording information for ownership.

All abbreviations on plat must be in Legend and/or notes of plat. Add G.B.L. and any new recording information abbreviations that will be added to plat.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)

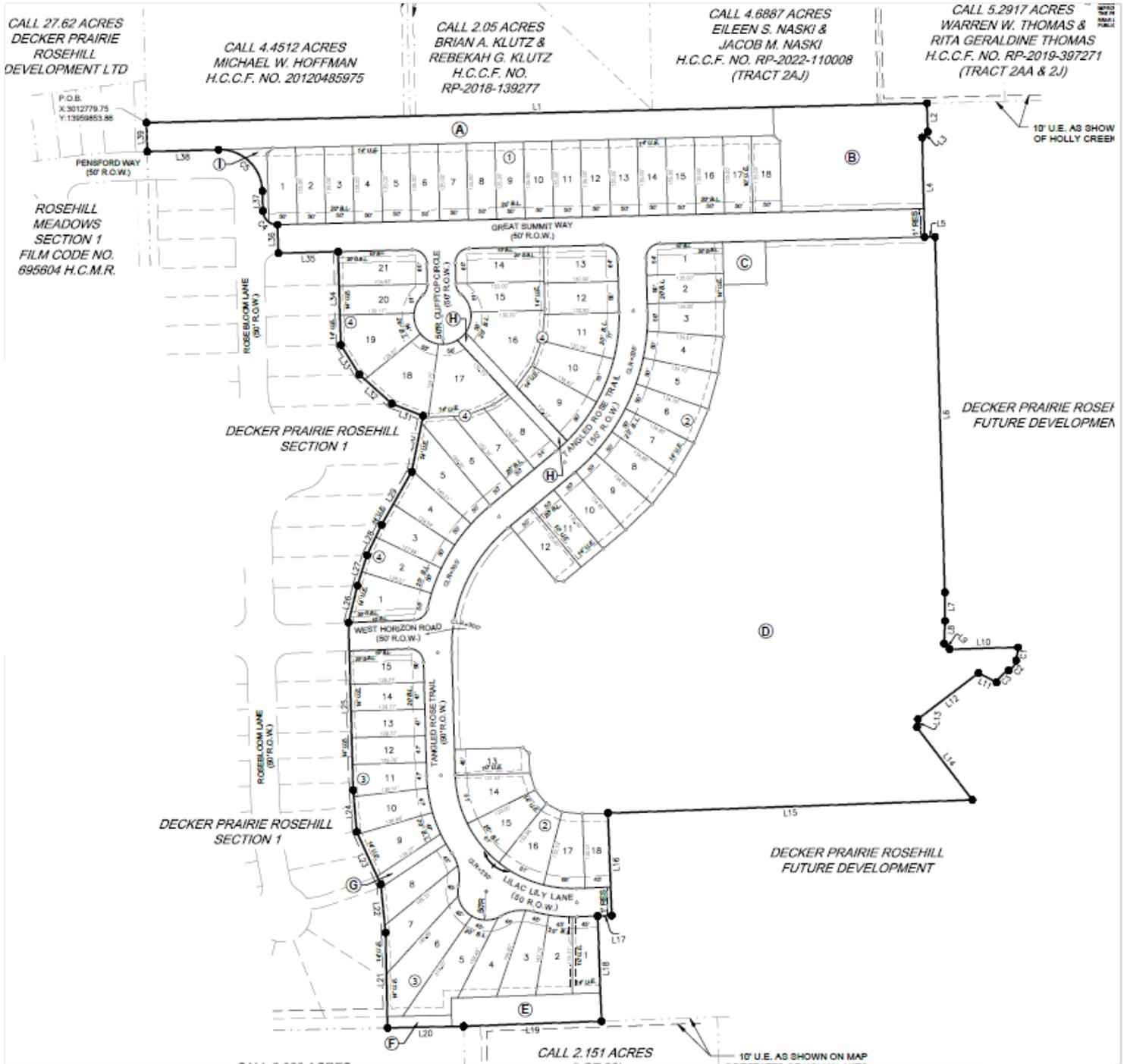
Sec 1 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

UVE should be checked at West Horizon Rd and Tangled Rose Trl. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Subdivision Name: Decker Prairie Rosehill Sec 2 (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision



Agenda Item: 111
Action Date: 01/25/2024
Plat Name: Fresno Estates
Developer: Houston Replats LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2831 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	2.4122	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611X	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1.) Defer to coordinate with Fort Bend County engineering Dept and the adjacent property owners to confirm potentiality of legal access.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 01/25/2024
Plat Name: Fresno Estates
Developer: Houston Replats LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2831 C2

Staff Recommendation:
 Defer Additional
 information reqd

Fort Bend Engineer: 1) It does not appear these parcels have access to Trammel Fresno. Please confirm or provide d access easement document
 2) Provide confirmation from utility service provider for lots less than 1 acre in area
 3) Revise to FBC plat format
 4) Provide FBC plat notes
 5) Add engineer signature block
 6) Update county clerk to Laura Richard
 7) Submit FP to FBC for formal review
 8) This is not considered a formal review by FBC as not all review comments are provided in this portal
 CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add F.B.C.D.
 It would be helpful to identify St. Williams Lane and Clay Road on plat with distance.
 HPW-HW- IDS: APPROVE
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
 Missing B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

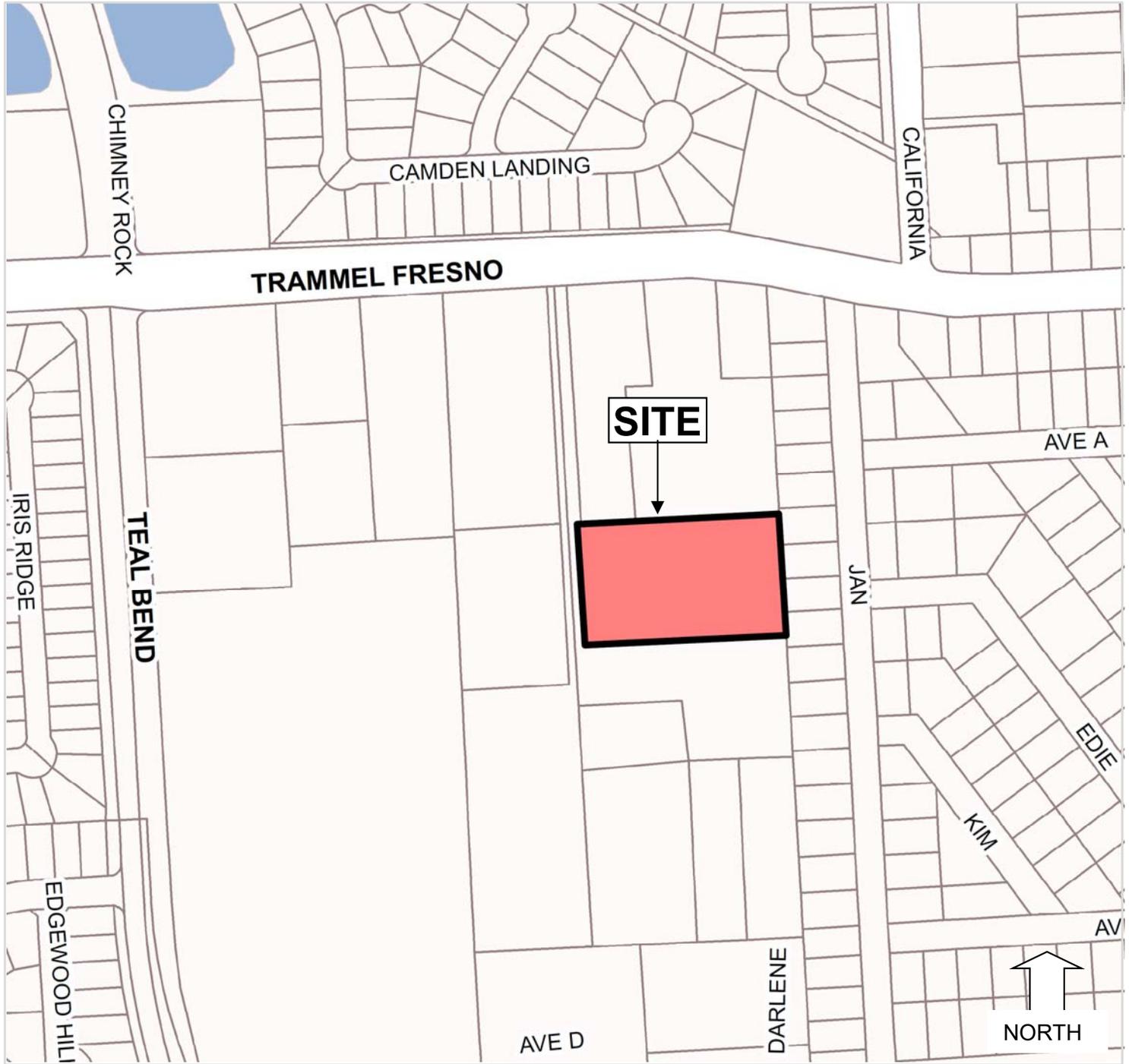
Houston Planning Commission **ITEM: 111**

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Fresno Estates (DEF 1)

Applicant: Carranza Outsource Drafting



D – Variances

Site Location

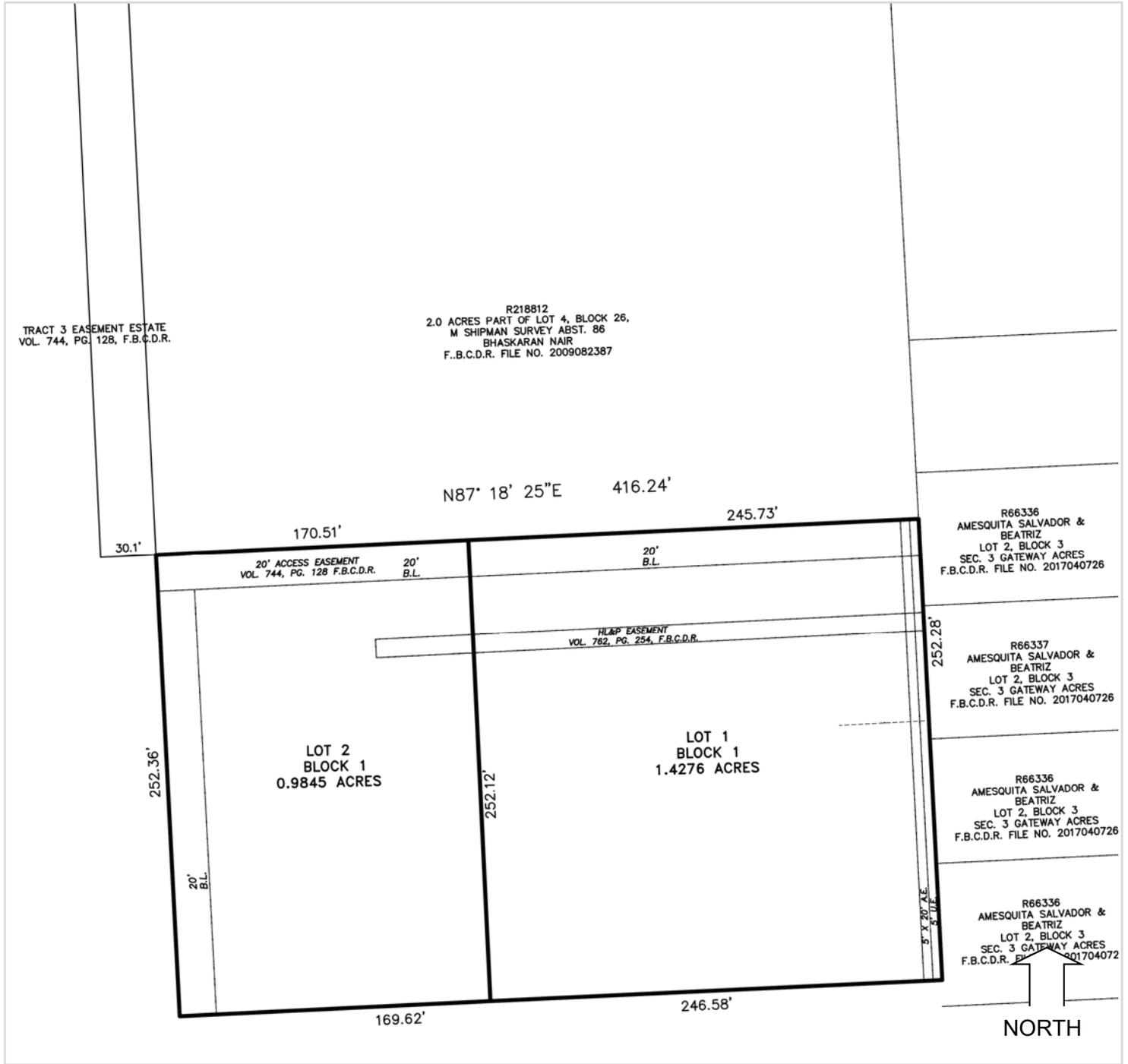
Houston Planning Commission ITEM: 111

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Fresno Estates (DEF 1)

Applicant: Carranza Outsource Drafting



D – Variances

Subdivision

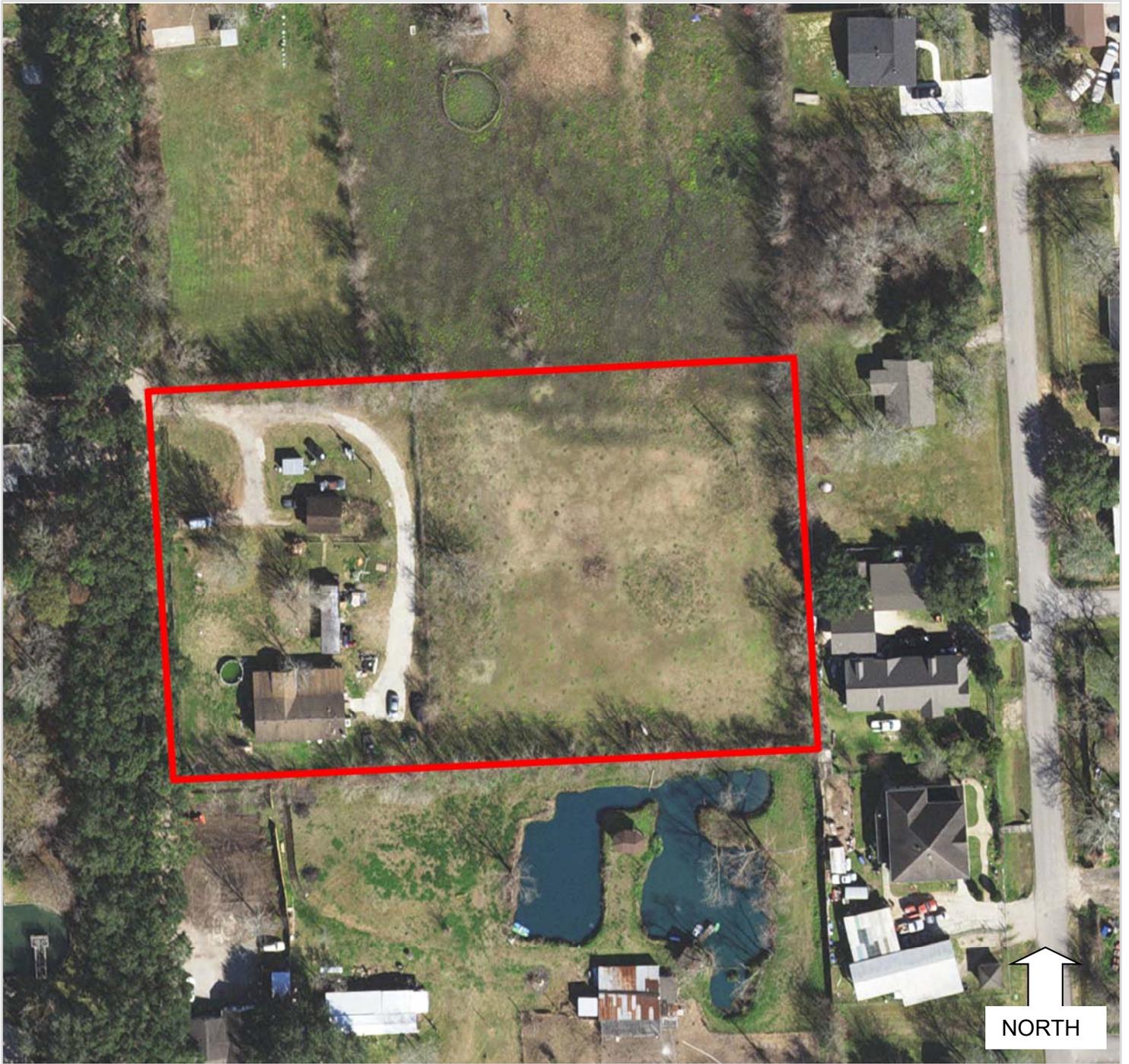
Houston Planning Commission ITEM: 111

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Fresno Estates (DEF 1)

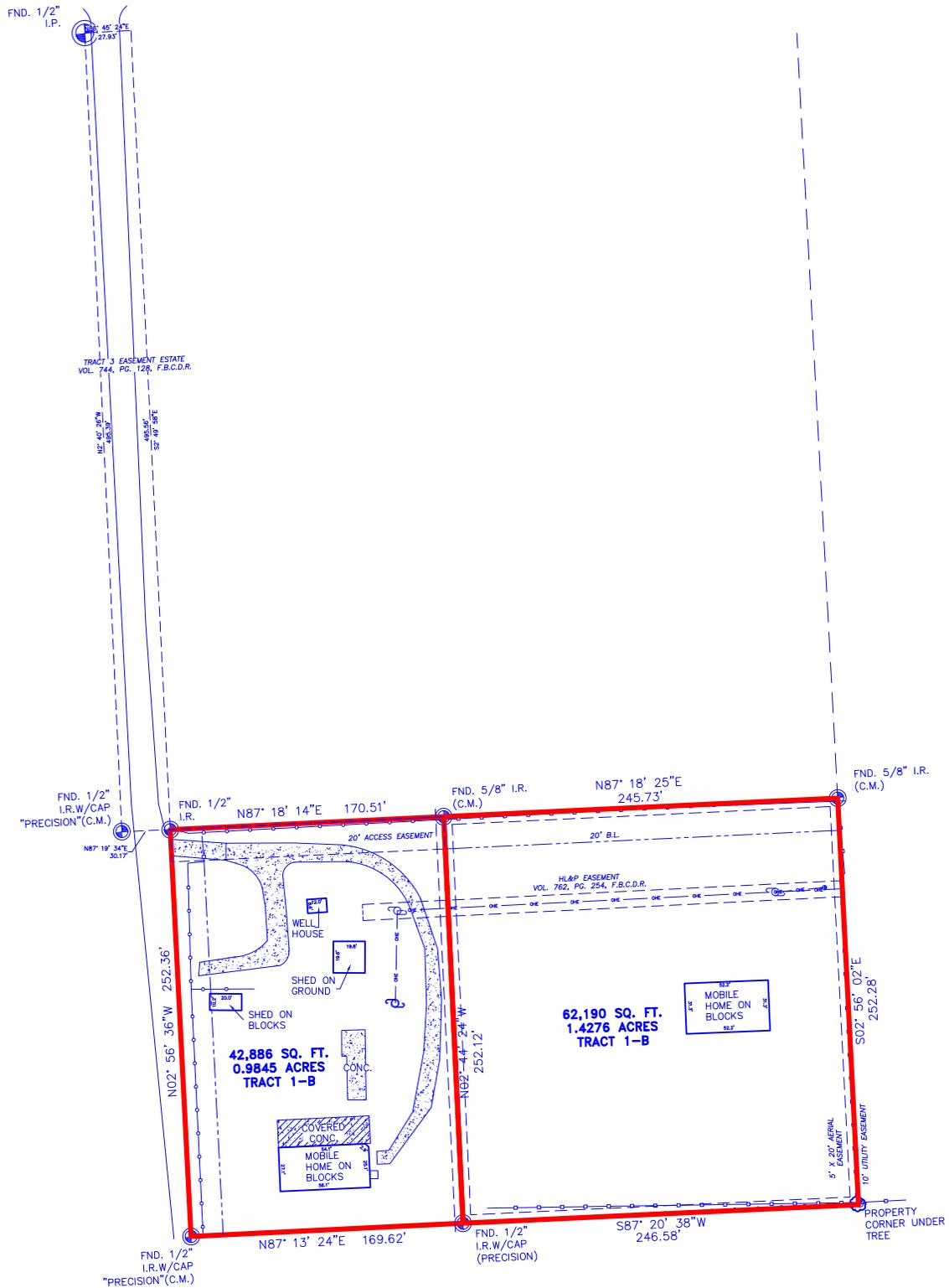
Applicant: Carranza Outsource Drafting



D – Variances

Aerial

1" = 100'
GRAPHIC SCALE



SURVEY OF

LOTS 4 AND 5, SECTION 86, TRACT 1-B, OF THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 86, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME X, PAGE XXX, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

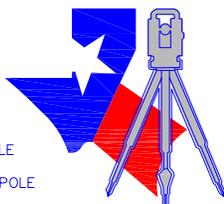
BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY

LEGEND	
	1/2" IRON ROD FOUND
	1/2" IRON ROD SET
	CONTROL MONUMENTS
F.B.C.D.R. FORT BEND COUNTY DEED RECORDS	
R.P.R.F.B.C.T. REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS	
	TOP OF BANK
	CHAIN LINK FENCE
	SETBACK LINE
	EASEMENT LINE
	PROPERTY LINE
	ADJOINER LINE
	POWER POLE
	DOWNGOUY POLE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

11/16/2023



David L. Bowden TX. R.P.L.S. No. 4864
Bowden Survey
PROFESSIONAL ENGINEERING SERVICES
12000 Westheimer, STE. 106
HOUSTON, TEXAS 77077
PHONE: (281) 531-1900 FAX: (281) 531-4900

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP No. 48157C PANEL: 0315L DATED: 04/02/2014

This information is based on graphic plotting only. We do not assume responsibility for exact determination.

FLOOD INFORMATION

JOB NO. LC23-0051
GF NO.: N/A
Title Co.: N/A
FOR: NAIR BHASKARAN
ADDRESS: 1807 TRAMMEL-FRESNO ROAD FRESNO, TX. 77545



Application Number: 2023-2831

Plat Name: Fresno Estates

Applicant: Carranza Outsource Drafting

Date Submitted: 12/09/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The owner of said property does not have access to their lot from nearest public right-of-way.

Chapter 42 Section: 42-188(a)

Chapter 42 Reference:

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

The Owner of the property is landlocked and doesn't have access to the nearest right-of-way (Trammel-Fresno Rd.) We were told by Fort Bend County this lot hasn't been platted. There is a 30' foot private road easement, date Oct. 1977, that will allow the owners access and we would like to replat this lot and add an access easement.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The Owner has owned the land since 2012 and there is no plat map for this area. The access easement was created in 1977 but not shown on any plat map. The surrounding lots are not shown on any plat map either and we would like to record the lot in question to subdivide.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The owner is seeking to properly record his piece of land and access easement by replat and City of Houston recordation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The purpose of the variance is to follow Fort Bend County and City of Houston guidelines to create a recorded tract and new tract.

(5) Economic hardship is not the sole justification of the variance.

The owner is seeking to recognize & record the existing access easement to allow access to his property.



Application No: 2023-2831

Agenda Item: 111

PC Action Date: 01/25/2024

Plat Name: Fresno Estates

Applicant: Carranza Outsource Drafting

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 42-188(a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The owner of said property does not have access to their lot from nearest public right-of-way.;

Basis of Recommendation:

The subject site is a nearly 2.5 acre property located in the Fort Bend County Extraterritorial Jurisdiction, South of Trammel-Fresno Road and east of Teal Bend Road.

The applicant is proposing 2 large single-family residential lots and is requesting a variance to take access via an access easement in lieu of public street frontage.

Proposed Lot 2 has already been developed and currently takes access from the access easement.

The intent of the plat is to give Proposed Lot 1 access via said access easements however it seems that the current development may not be taking legal access to the existing access easement.

Fort Bend County Engineering Dept is not currently in support of the variance without confirmation of potential access.

Staff recommendation is to defer the plat for 2 weeks to allow the applicant to coordinate with the FB County Engineering Dept and the adjacent owners of the access easement to acquire legal access.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



Agenda Item: 112
Action Date: 01/25/2024
Plat Name: Gantz Properties
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2024-0029 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	2.3304	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287P	ETJ

Conditions and Requirements for Approval

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 126. Revise Single Family Residential plat note: All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
- 185.3. Appendix A: Add single family paragraph in the dedicatory language.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add following note if the variances are granted: The Planning Commission granted variances to not provide public streets through the subject site and to allow the lot to take access via an access easement subject to specific conditions on 01/25/2024. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

Coordinate with CenterPoint to address their comments.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 01/25/2024
Plat Name: Gantz Properties
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2024-0029 C2

Staff Recommendation:
 Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: Missing B.L.
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
 An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytexas.gov .

CenterPoint: This plat is located in close proximity to a CenterPoint Energy Transmission Right of Way. At this time, no drainage plans detailing water flow and shed, along with wet utility plans, have been submitted for review. Upon future development, the developer, its successors and assigns, of this plat assumes all responsibility for any adverse impact to CenterPoint Energy's Transmission Right of Way as a result of said development.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

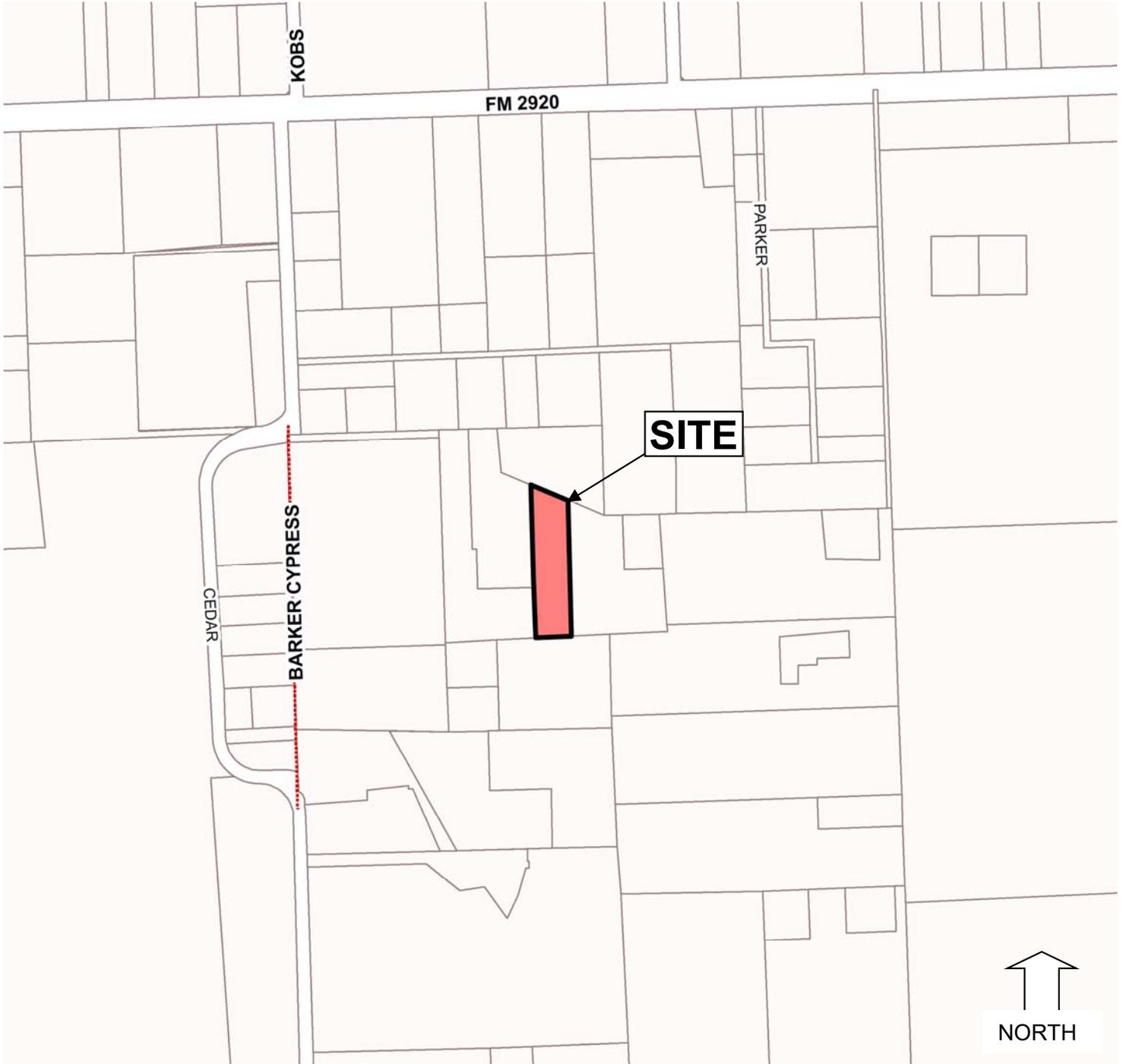
Houston Planning Commission **ITEM: 112**

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Gantz Properties

Applicant: E.I.C Surveying Company



D – Variances

Site Location

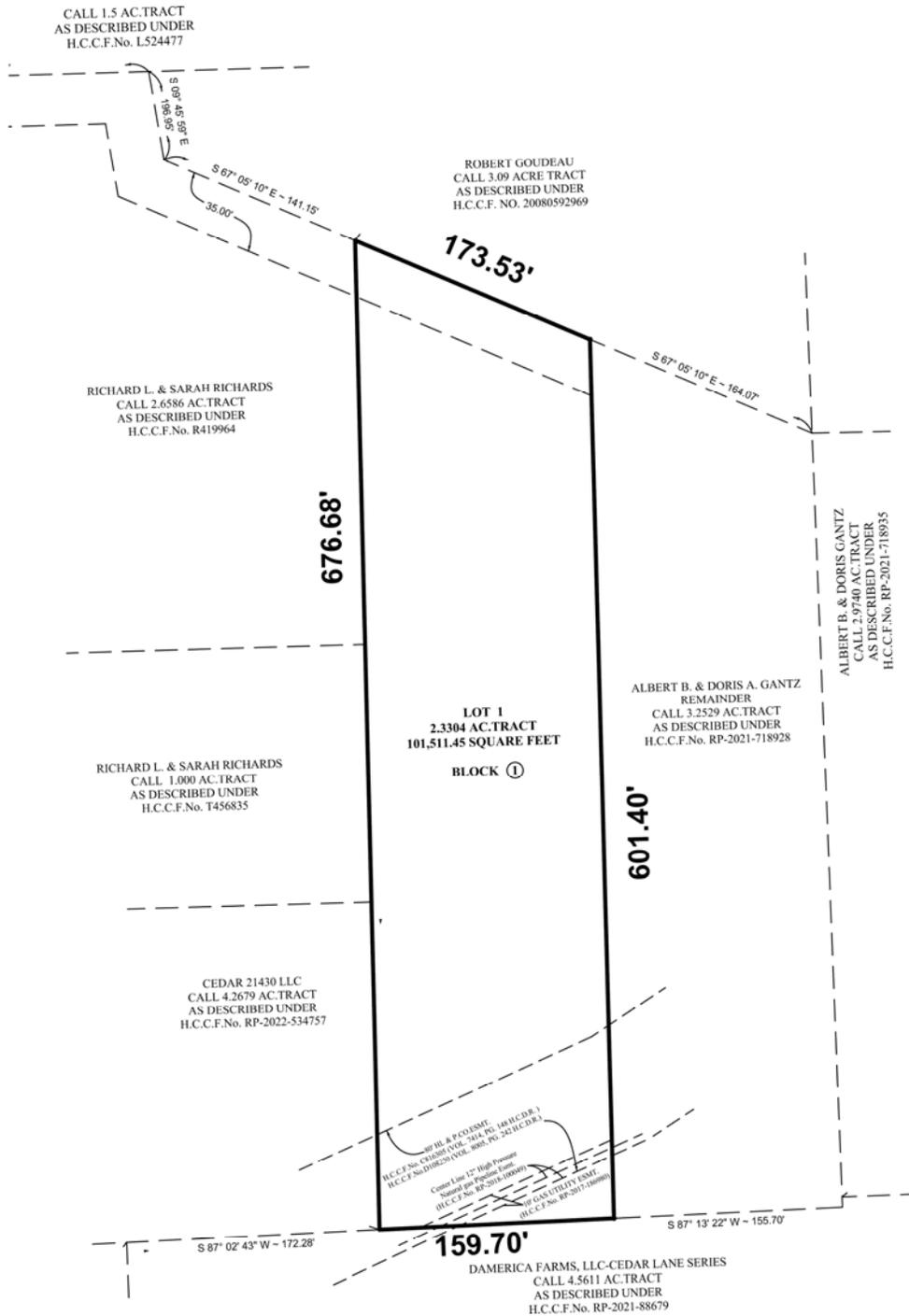
Houston Planning Commission ITEM: 112

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Gantz Properties

Applicant: E.I.C Surveying Company



D – Variances

Subdivision

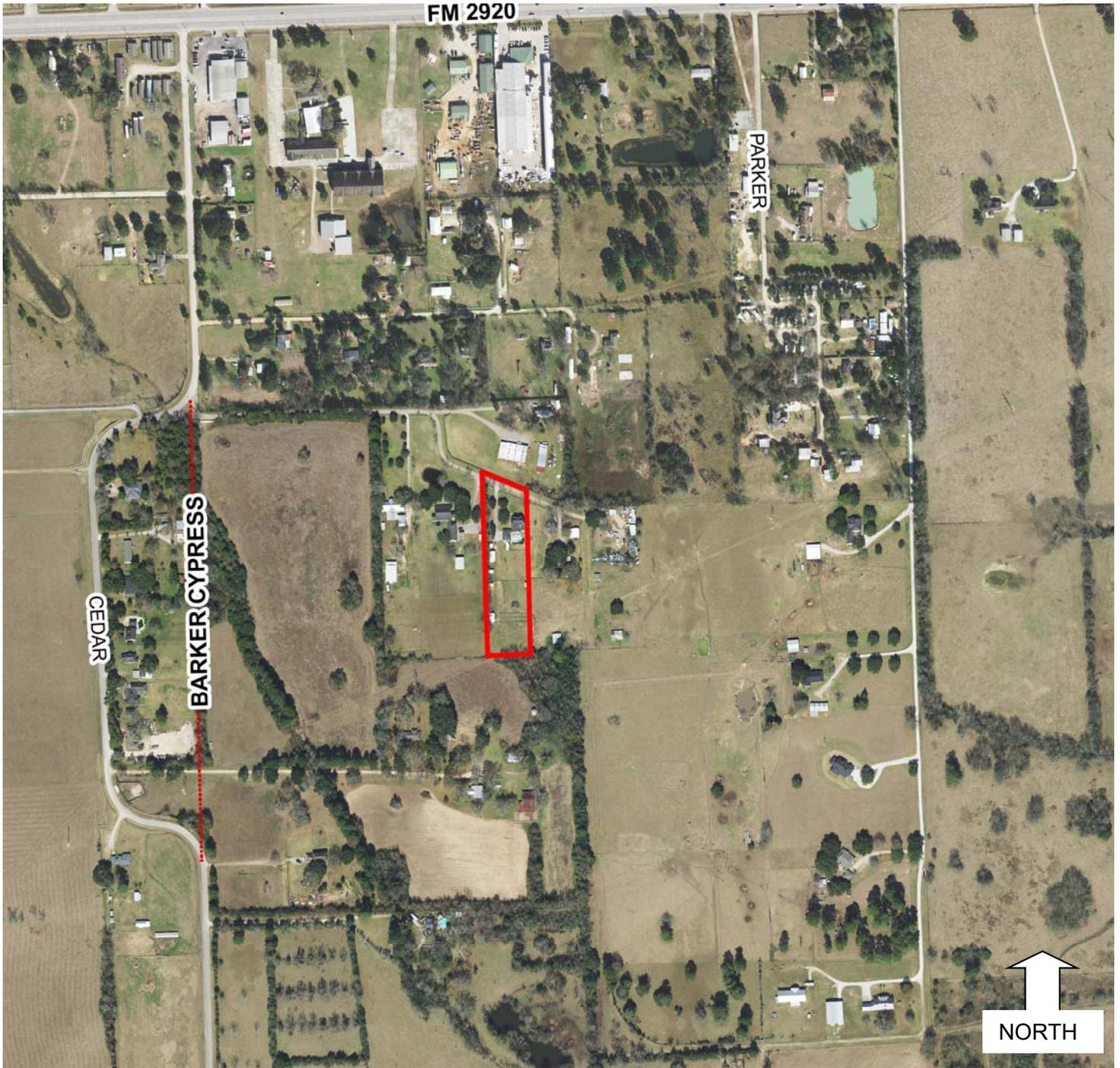
Houston Planning Commission ITEM: 112

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Gantz Properties

Applicant: E.I.C Surveying Company



D – Variances

Aerial



Application Number: 2024-0029
Plat Name: Gantz Properties
Applicant: E.I.C. Surveying Company
Date Submitted: 01/12/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is not to dedicate or provide East-West or North- South Streets through subject tract and exceed 1400' intersection spacing.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:(1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The variance is not to provide east-West or North-South street through subject tract at least 1400'. The site is in the William Hurd Survey, A-377. In Harris County, Texas. Located on the east side of Cedar Lane, 60.00' Right-Of-Way). (see attached HCAD Map). Albert B. Gantz and his wife Dorris Ann Gantz the parents of the proposed subdivision of Gantz Properties bought 3.2529-acre tract in September 28,1972, together with a 35-foot easement for roadway purposes and purposes of ingress and egress from Cedar lane to their property as described under Harris County Clerk's file No. D700065 Harris County Deed Records. (see attached instrument). Said proposed subdivision is only 2.3304 acre tract with an average width of 166.6' and 639.04' long. The owner of this proposed subdivision has already an existing house and living in it (see attached boundary survey). The only reason she is platting this property is because she is putting a 900' mobile home for her elderly mother that she wants to on her property instead of next adjoining property. Harris County told her that she has to plat this tract. This is a private community consists of 4 properties and the only way for the property owners not fronting on Cedar Lane is to access their property by the 35 foot Easement for Ingress and Egress recorded under Harris County Clerk's File Nos. RP-2021-715479 and R419964 Harris County Deed Records (see attached recorded instruments). All around the subject proposed subdivision are small residential tracts with a 30.0'-35.0' feet road access easement to et to their properties from Cedar lane. Providing a Street going East and West or a street going North and South would create an impractical development as there is not anywhere for the east- west street or the North-South street to connect as the property to the east where it will connect to the north- south street is and will end up going to nowhere, or will end up in a Cul-De-

Sac. So, the imposition of the terms, rules, condition, polices and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

For the reason as explained in 1(b) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary having an East – West street or North- South street and end up to nowhere will have negative issues of pollution, lessened safety and noise.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.



Application Number: 2024-0029
Plat Name: Gantz Properties
Applicant: E.I.C. Surveying Company
Date Submitted: 01/12/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought to allow lots and reserve to take access from an access easement instead of the required street or shared driveway.

Chapter 42 Section: 42-188 (a)

Chapter 42 Reference:

Each Lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this subject.

Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR**

The variance to allow a residential lot to take access from an access easement instead of the required street or shared driveway. The site is in the William Hurd Survey, A-377. In Harris County, Texas. Located on the east side of Cedar Lane, 60.00' Right-Of-Way). (see attached HCAD Map). Albert B. Gantz and his wife Dorris Ann Gantz the parents of the proposed subdivision of Gantz Properties bought 3.2529-acre tract in September 28, 1972, together with a 35-foot easement for roadway purposes and purposes of ingress and egress from Cedar lane to their property as described under Harris County Clerk's file No. D700065 Harris County Deed Records. (see attached instrument). The owner of this proposed subdivision has already an existing house and living in it (see attached boundary survey). The only reason she is platting this property is because she is putting a 900' mobile home for her elderly mother that she wants to on her property instead of next adjoining property. Harris County told her that she has to plat this tract. This is a private community consists of 4 properties and the only way for the property owners not fronting on Cedar Lane is to access their property by the 35 foot Easement for Ingress and Egress recorded under Harris County Clerk's File Nos. RP-2021-715479 and R419964 Harris County Deed Records (see attached recorded instruments). So the imposition of the terms, rules, condition, polices and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

For the reason as explained in 1(a) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.



Application No: 2024-0029
Agenda Item: 112
PC Action Date: 01/25/2024
Plat Name: Gantz Properties
Applicant: E.I.C. Surveying Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-188 (a); 42-128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought to allow lots and reserve to take access from an access easement instead of the required street or shared driveway. ;

Specific variance is being sought and extent of condition is not to dedicate or provide East-West or North- South Streets through subject tract and exceed 1400' intersection spacing.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, south of FM 2920, west of Telge Road. The applicant is requesting two variances:

1. To allow the proposed lot to take access an access easement instead of the public street and
2. To exceed intersection spacing requirements by not providing any public streets through the site.

Staff is in support of the requests.

The applicant is creating one single-family residential lot to accommodate a secondary dwelling unit (or mobile home) adjacent to an existing residential house. The subject site is part of a private community, comprising of a few properties, with access to an existing 35' wide access easement. This access easement, dating back at least to the 70s, was created for roadway purposes, providing ingress/egress from Cedar Lane. Due to the historical creation of the 35' wide access easement and the private nature of the community, the applicant cannot provide public streets through the subject site to meet the intersection spacing requirements.

Justification for granting the variances is based on the existing conditions and granting the variances would not be injurious to public health, safety, or welfare and . This proposal will not generate more traffic and there will be another future opportunity to provide the required public streets in adjacent areas.

Harris County Engineering Department has no objection to the variance request. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The applicant is creating one single-family residential lot to accommodate a secondary dwelling unit (or mobile home) adjacent to an existing residential house. The subject site is part of a private community, comprising of a few properties, with access to an existing 35' wide access easement.

This access easement, dating back at least to the 70s, was created for roadway purposes, providing ingress/egress from Cedar Lane. Due to the historical creation of the 35' wide access easement and the private nature of the community, the applicant cannot provide public streets through the subject site to meet both the access and intersection spacing requirements.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing 35' wide access easement was created at least in the 70s providing ingress and egress from Cedar Lane to the subject site and adjacent properties.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is required to plat the property to place a mobile home adjacent to a residential home. This property is part of a private community and currently takes access to an existing access easement. A variance is needed to maintain this existing access.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is unable to dedicate public streets through the subject site due to the private nature of the community. But, there will be another future opportunity to provide the required public streets with adjacent areas.

(5) Economic hardship is not the sole justification of the variance.

The existing conditions are the justifications for granting the variance.



Agenda Item: 113
Action Date: 01/25/2024
Plat Name: Haro Business Park
Developer: Haro Office LLC
Applicant: RP & Associates
App No/Type: 2024-0056 C3R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	2.2390	Total Reserve Acreage:	2.2390
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	418N	ETJ

Conditions and Requirements for Approval

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
- 148. Provide a unique street name for the proposed major thoroughfare as indicated on the marked file copy. (133-134)

Add the following note if the variance is granted: The Planning Commission granted a variance to allow a commercial reserve to have access via an access easement subject to specific conditions on 01/25/2024. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 01/25/2024
Plat Name: Haro Business Park
Developer: Haro Office LLC
Applicant: RP & Associates
App No/Type: 2024-0056 C3R

Staff Recommendation:
 Grant the requested variance(s) and Approve the plat subject to the conditions listed

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report and add easements subject to in notes of plat with full recording information.

All abbreviations on plat must be in Legend and/or notes of plat. Please add F.C., R.O.W., Vol., Pg.

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at <https://www.tceq.texas.gov/rules/indxpdf.html/#285>. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net. For drainage analysis related questions, please email civildevel@harriscountytexas.gov.

Label 1' reserve (chapter 42-191)

Label road name (HC-infrastructure Regulations-Appendix K)

Verify if this is a replat of lots 3, 4 and 5 (chapter 42-41)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

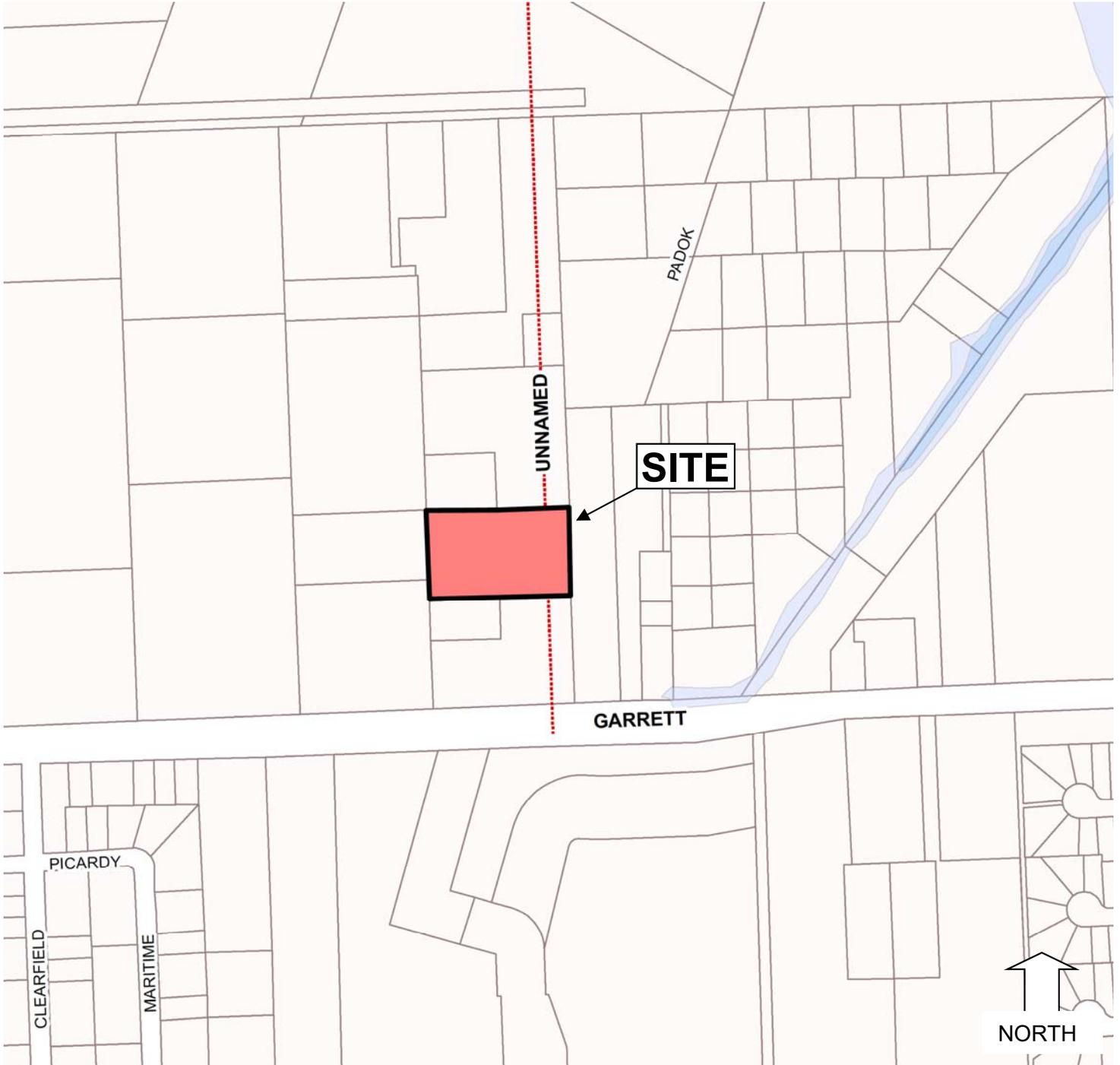
Houston Planning Commission **ITEM: 113**

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Haro Business Park

Applicant: RP & Associates



D – Variances

Site Location

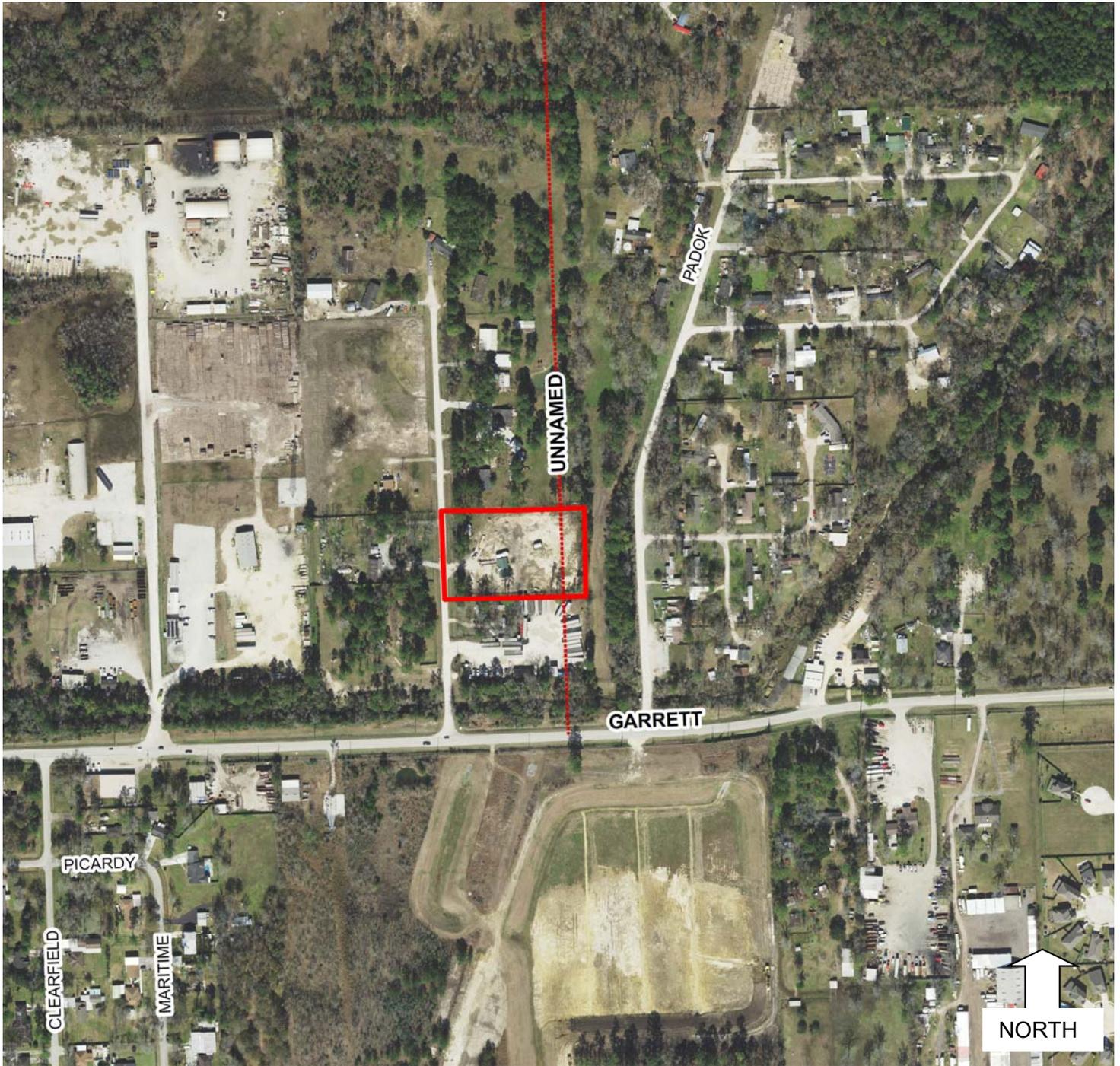
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Haro Business Park

Applicant: RP & Associates



D – Variances

Aerial



Application Number: 2024-0056

Plat Name: Haro Business Park

Applicant: RP & Associates

Date Submitted: 01/15/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The specific requirement for which the variance is being sought is for providing direct vehicular access to a public street.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE: All other. MINIMUM SIZE: 5000 sq. ft. TYPE OF STREET: public street. MINIMUM STREET WIDTH: 60 feet. MINIMUM STREET FRONTAGE: 60 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land due to the fact the Developer never dedicated public streets for these tracts, which was not regulated in 1923. He did dedicate a 60' wide access easement.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance is not the result of a hardship or imposed by the applicant as he bought his tract out of the 5 acre tracts which were subdivided by metes and bounds in October 25, 1991 with no dedicated public street, but did dedicated 60' access easement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained as there is an existing 60' wide dedicated access easement to Garrett Road which will provide access to this tract and an additional 12 tracts which exist on a road provided by homeowners. This access easement was done July 29, 2013.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as the 60' dedicated access easement to Garrett Road meets the current width requirements for access to a commercial reserve with a well maintained traveled road.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance as the current tract is being utilized for living purposes and will be developed according to Harris County Development Regulations.



Application No: 2024-0056
Agenda Item: 113
PC Action Date: 01/25/2024
Plat Name: Haro Business Park
Applicant: RP & Associates

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The specific requirement for which the variance is being sought is for providing direct vehicular access to a public street.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, north of Garrett Road, west of Sheldon Road, south of N Lake Houston Parkway, and east of Aqueduct Road. The applicant is requesting a variance to allow a commercial reserve to take access via an existing access easement instead of the required public street. Staff is in support of the request.

The site is a replat of six lots out of the Lincoln Park Farms subdivision recorded in 1923. The applicant is planning to create one commercial reserve to develop an office/warehouse park. The original lots of Lincoln Park Farms subdivision were platted without any public street frontage, leading to the recording of an access easement in 2013. This access easement, with an agreement among property owners, currently serves as the sole point of access. This is an existing condition not created by the applicant.

Additionally, in compliance with the MTFP, the applicant is dedicating the entire major thoroughfare (100' wide) on the site. This proposed major thoroughfare is set to connect N Lake Houston Parkway to Garrett Road, facilitating access to adjacent areas.

Harris County Engineering Department has no objection to the variance request. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The applicant is re-platting 6 lots, out of Lincoln Park Farms subdivision, that were platted without public street frontage. Therefore, an access easement was created in 2013 to provide ingress and egress from Garrett Road. This variance request is needed to maintain access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The lots in the subdivision were platted without street frontage. Since there is no formal r.o.w dedication, residents agreed upon an access easement to get access to Garret Road. The access

easement is currently the only point of access.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The access easement was created in 2013 to provide access to the subject site and adjacent tracts from Garrett Road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The access easement is an existing condition that only serves about 11-12 properties limiting traffic.

(5) Economic hardship is not the sole justification of the variance.

The property lacks public street frontage but has a recorded agreement to use the access easement. The applicant is also dedicating the entire proposed MTF within the plat boundary as required per the MTFP.



Agenda Item: 114
Action Date: 01/25/2024
Plat Name: Jasek Farm GP
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2937 GP

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	358.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris/Waller	77493	403L	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Provide revised registry and variance exhibit (if applicable) showing the revised street pattern. These two documents show the previous street pattern, which does not match the latest version of the GP.

Align a local street connection with the neighboring GP to the west.

Provide revised drawings/exhibits showing a second 60' street connection along FM 529.

If continuing the points of access variance, provide details on improvements proposed to the abutting street system (developer upgrades, TxDOT, CIP, etc).

Provide feedback from Waller County on how emergency services will be provided in lieu of the required points of access.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 01/25/2024
Plat Name: Jasek Farm GP
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2937 GP

Staff Recommendation:
 Defer Additional
 information reqd

HPW-HW- IDS: APPROVE

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted.

Ensure that street curves conform to COH IDM/ standards (IDM 10.3.03D)

Limited scope TIA/TIA may be required to determine traffic impacts of future development. email trafficpermits@harriscountytexas.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

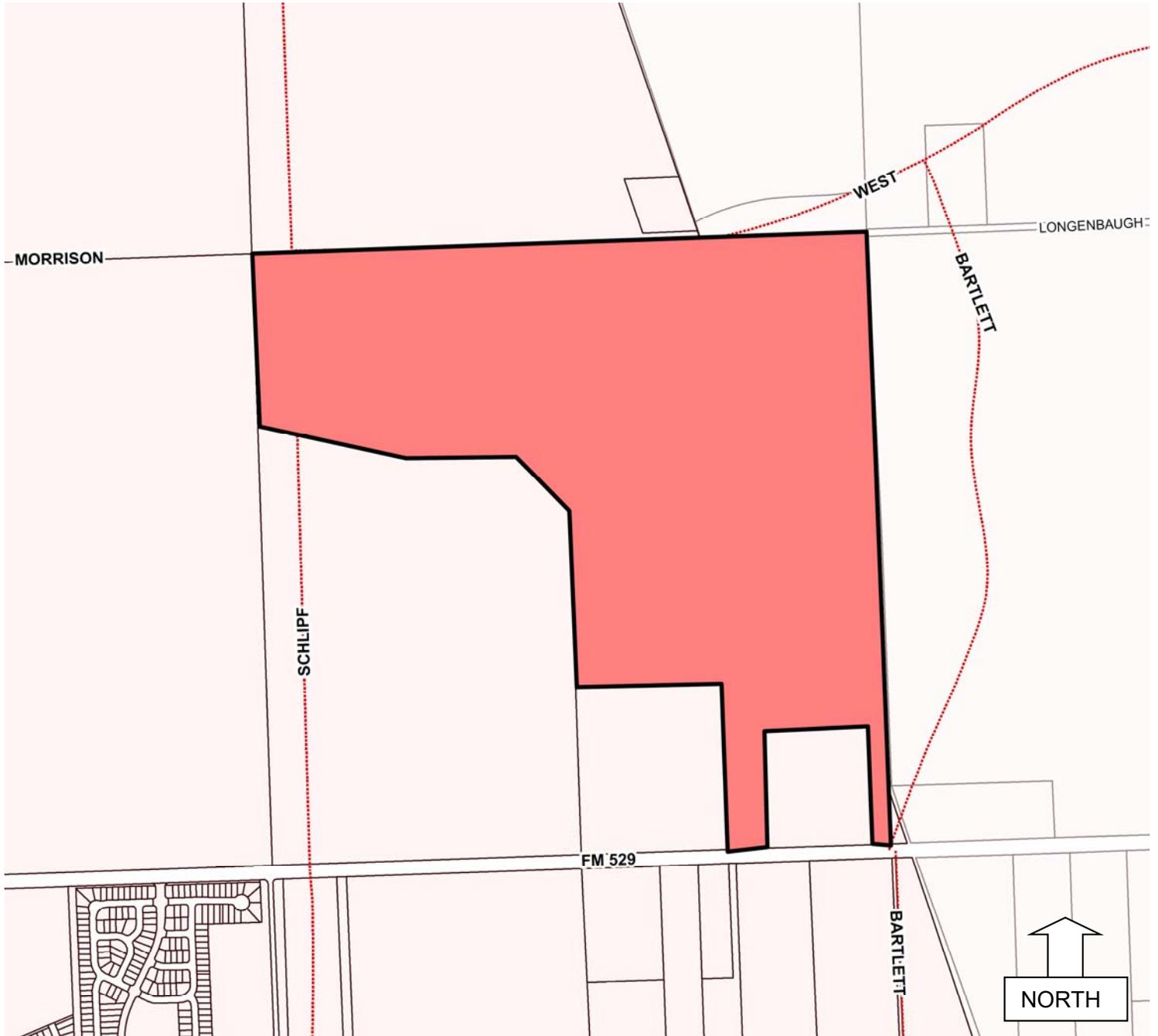
Houston Planning Commission **ITEM: 114**

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Jasek Farm GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Jasek Farm GP

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

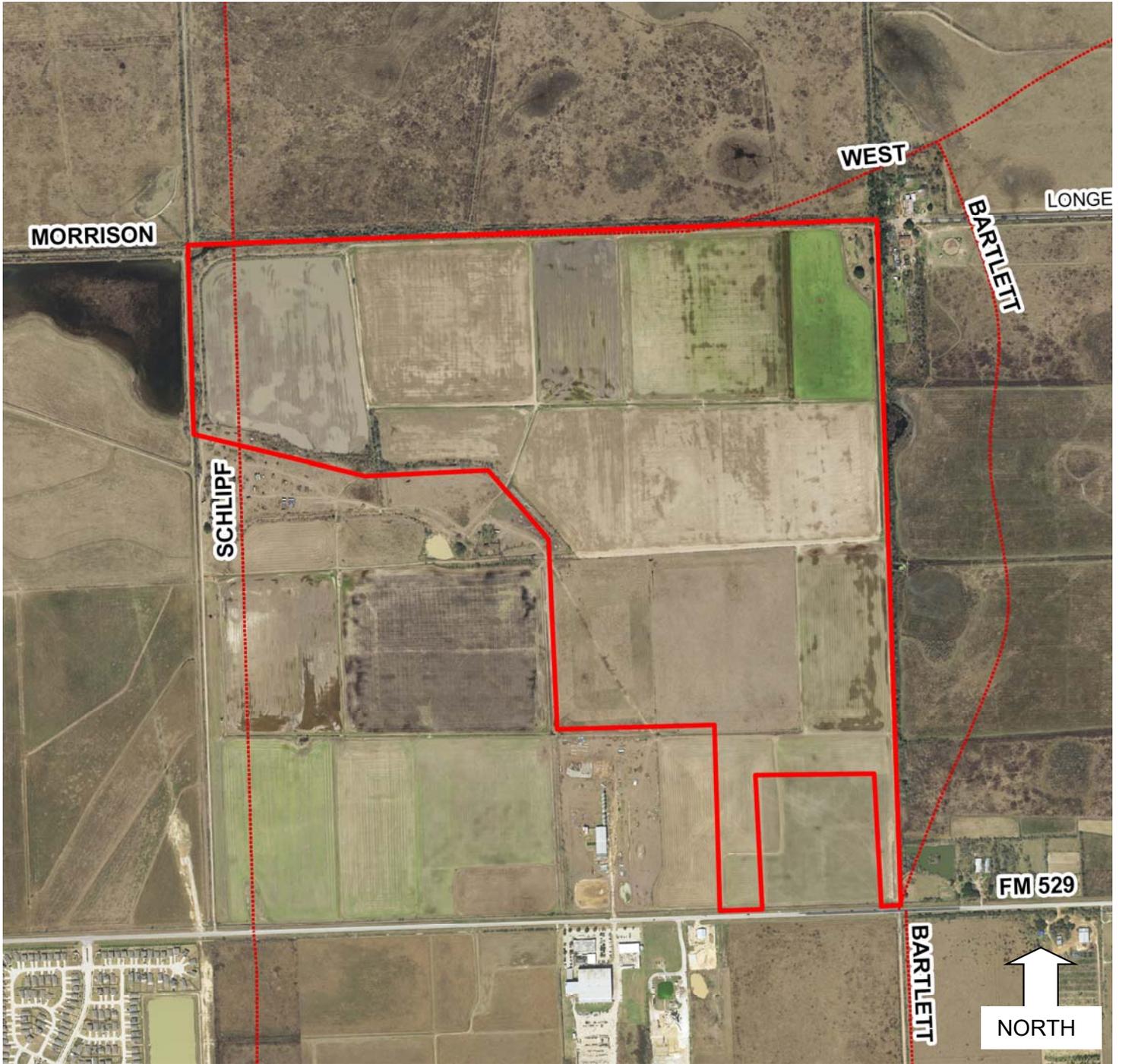
Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 01/25/2024

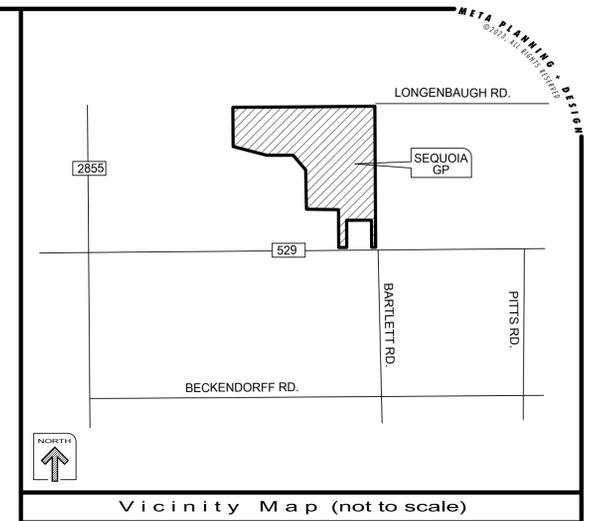
Subdivision Name: Jasek Farm GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



CALL 401.115 ACRES
CHARLES A. MENKE, KATHERINE LEA MENKE HOLMES,
JOHN MILLS MENKE, AND KATHERINE LEE MENKE
AND JOHN MILLS MENKE AS THE SUCCESSOR
TRUSTEES OF THE KAREN ANN MENKE 1996 TRUST
DATED SEPTEMBER 17, 1996
FILE NO. 1700611 O.P.R.W.C.

CALL 364.14 ACRES
KATY PRAIRIE CONSERVANCY
VOL. 1334, PG. 254, O.P.R.W.C.

CALL 503.250 ACRES
XU QING, LLC
H.C.C.F. RP-2018-130319

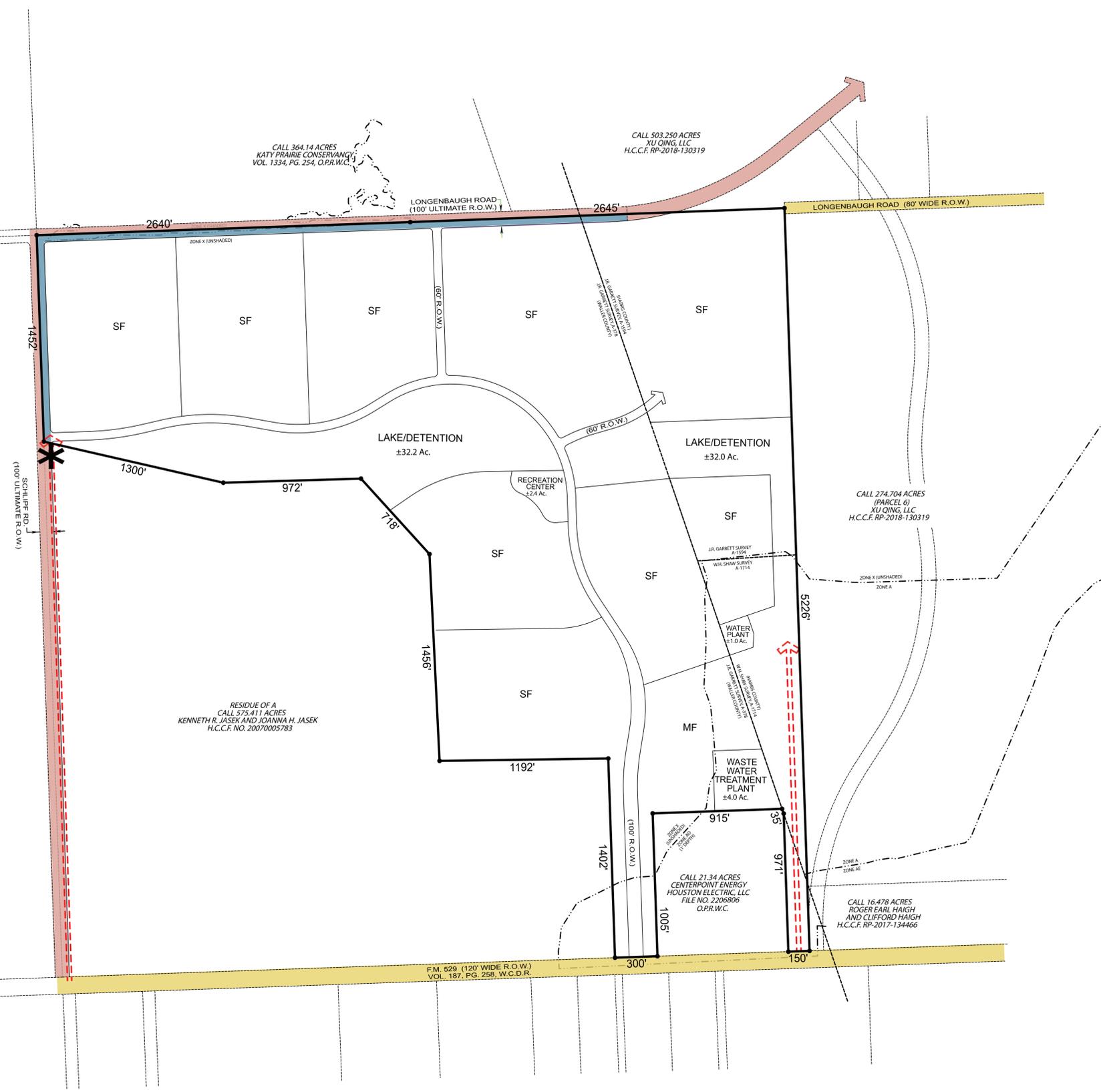
CALL 628.479 ACRES
MALLADI REDDY
VOL. 1366, PG. 688 O.P.R.W.C.

RESIDUE OF A
CALL 575.411 ACRES
KENNETH R. JASEK AND JOANNA H. JASEK
H.C.C.F. NO. 20070005783

CALL 274.704 ACRES
(PARCEL 6)
XU QING, LLC
H.C.C.F. RP-2018-130319

CALL 21.34 ACRES
CENTERPOINT ENERGY
HOUSTON ELECTRIC, LLC
FILE NO. 2206806
O.P.R.W.C.

CALL 16.478 ACRES
ROGER EARL HAIGH
AND CLIFFORD HAIGH
H.C.C.F. RP-2017-134466



ADRIANSON ROAD
(CALL 60' WIDE R.O.W.)

S87°59'58"W 5,138.55'

F.M. 529 (120' WIDE R.O.W.)
VOL. 187, PG. 258, W.C.D.R.

LEGEND

- EXSITING ROW
- TO BE DEDICATED BY DEVELOPER
- TO BE DEDICATED BY OTHERS
- PROPOSED 30' ALL WEATHER EMERGENCY ACCESS EASEMENT
- * PROPOSED 911 EMERGENCY ACCESS GATE

VARIANCE EXHIBIT FOR

JASEK FARMS BEING 358.0± ACRES OF LAND

OUT OF THE
J.R. GARRETT SURVEY, A-1594
W.H. SHAW SURVEY, A-1714
HARRIS COUNTY, TEXAS

OUT OF THE
J.R. GARRETT SURVEY, A-378
WALLER COUNTY, TEXAS

OWNER:
D.R. HORTON

PLANNER:



Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 400'
0 400 800

DECEMBER 26, 2023

MTA-21067

DISCLAIMER AND LIMITED WARRANTY
THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1999-262 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.



Application Number: 2023-2937

Plat Name: Jasek Farm GP

Applicant: Meta Planning + Design LLC

Date Submitted: 12/22/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a subdivision consisting of approximately 1,100 single-family homes to have a single point of access to a public right-of-way, and to allow emergency access easements to serve as additional points of access.

Chapter 42 Section: 189

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The Jasek Farms General Plan is a proposed residential development consisting of approximately 358-acres and approximately 1,100 units located in the western portion of the City of Houston's ETJ. The subject site is partially within Harris County (at the northeast corner of the tract) and partially within Waller County. To the south of the subject site is existing FM 529. The subject site touches existing FM 529 in two limited locations, although the bulk of the property is located further north away from FM 529. Proposed thoroughfare Schlipf Road is located along the western boundary of the tract and proposed thoroughfare Longenbaugh Road is located along the northern boundary of the tract. Proposed major thoroughfare Bartlett Road is projected to extend east of the subject tract, a few hundred feet offsite. Currently, only FM 529 exists as a functional roadway. Schlipf Road and Longenbaugh Road are planned thoroughfares, and the developer will contribute to the development of these roads where the alignments fall within the project boundary. However, the remainder of the construction of Schlipf and Longenbaugh Roads is out of the control of the developer. This will leave Schlipf Road and Longenbaugh Road without connection to existing roads for an undetermined amount of time. Access from Jasek Farms to Schlipf Road and Longenbaugh Road are proposed, and will be constructed, but until the neighboring tracts develop, these access points will not be able to serve through traffic. Due to the unique geometry of the subject tract as previously noted, there is only one possibility of providing a point of access to FM 529. The subject tract has two flag staffs along FM 529- the first being 300' in width (the western most of the two) and the second being 150' in width (the eastern most of the two). Currently, a public street is proposed within the western flag staff, but a second public street cannot be provided in the eastern

flag staff. The eastern flag staff is narrower, and this area is needed for a drainage channel as it is the sole outfall for drainage from the property. Due to the narrow width of the flag staff and the need for a drainage channel, it is not feasible to place a public ROW in the eastern flag staff as well. To alleviate safety concerns regarding points of access, two 30' emergency access easements with all-weather access drives have been proposed. The emergency access easements will allow for emergency services officials to bypass the main entrance and access the development, and these easements would remain in place until Schlipf Road and/or Longenbaugh Road have been fully constructed along the boundary of the tract. The first 30' emergency access easement would be placed in the eastern flag staff, and the easement would run along the drainage/detention berm. The eastern emergency access will not be gated to allow for through-traffic in the event of an emergency, but it will not be built as a public street. The second 30' emergency access easement would be located along future Schlipf Road to the west. The neighboring tract, located at the intersection of FM 529 and proposed Schlipf Road, has agreed to grant a 30' gated 911-access easement through their tract to serve the Jasek Farms development. These proposed emergency access easements shall ensure that the development is accessible by any emergency services until the future public rights-of-way come online. Additionally, there is an opportunity for a future, partial connection to a platted local street at the northeast corner of the subject site. A portion of Longenbaugh Road was dedicated in the previous location of the thoroughfare to the northeast, and that right-of-way touches the northeast corner of the project for 40' at the boundary (the paving does not extend to the subject site). A full street connection is not possible without acquiring at least 10' of additional land from the property owner to the north, but a partial street could be extended from the subject site to provide the other half of a future connection once the remaining ROW is provided. Thus, in the future this street could also become a public street connection to the subject site, but it cannot provide a second public street connection for the beginning of the project. Ultimately, the Jasek Farms development will comply with the Chapter 42 points of access requirements. However, at the time being, there is only one public roadway (FM 529) that exists and can serve as a point of access for the development. Schlipf Road and Longenbaugh Road will eventually be constructed (partially by the developer and partially by neighboring tracts), but the construction timeline is out of the developer's control. Likewise, the completion of the connection to the northeast could eventually be constructed but requires ROW to be dedicated from a third party at some future date. In the interim, the developer is proposing two 30' all-weather emergency access easements to serve the community until the Schlipf Road and Longenbaugh Road access points are viable.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The unique geometry of the subject tract and the lack of existing public roadways adjacent to the subject tract are not the result of a hardship created or imposed by the developer/applicant, and these circumstances are out of the control of the developer.

(3) The intent and general purposes of this chapter will be preserved and maintained;

As there will initially be one public road access point and two emergency access points (one of which will be open to the public in the event of an emergency and one of which will be gated for 911 access), there will be three points of access to this tract, and this is in line with the intent and general purposes of Chapter 42-189. At the dedication of Schlipf Road and Longenbaugh Road, there will be two additional points of access to a public roadway. However, the complete dedication of these roads is out of the control of the developer.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety, or welfare, as there will be multiple access points to this tract. In the event of an emergency, first responders and members of the community can enter/exit easily through the public roadway or one of the emergency access easements.

(5) Economic hardship is not the sole justification of the variance.

As previously noted, the unique geometry of the subject tract and the lack of existing public roadways adjacent to the subject tract are not the result of a hardship created or imposed by the developer/applicant.



Application No: 2023-2937

Agenda Item: 114

PC Action Date: 01/25/2024

Plat Name: Jasek Farm GP

Applicant: Meta Planning + Design LLC

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 189

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a subdivision consisting of approximately 1,100 single-family homes to have a single point of access to a public right-of-way, and to allow emergency access easements to serve as additional points of access. ;

Basis of Recommendation:

Defer to allow time to provide revised materials by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

NA

(3) The intent and general purposes of this chapter will be preserved and maintained;

NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

NA

(5) Economic hardship is not the sole justification of the variance.

NA



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 01/25/2024
Plat Name: Nest at Paul Quinn
Developer: TN Associates
Applicant: Gruller Surveying
App No/Type: 2023-2327 C3R

Staff Recommendation:
 Defer Applicant request

Total Acreage:	2.0013	Total Reserve Acreage:	0.0841
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

209. Applicant has requested that this item be deferred for two weeks.

Consider revisions to incorporate a north south street and shared lot access.

Site visit and meeting scheduled during the deferral period.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 01/25/2024
Plat Name: Nest at Paul Quinn
Developer: TN Associates
Applicant: Gruller Surveying
App No/Type: 2023-2327 C3R

Staff Recommendation:
Defer Applicant request

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Master W.M.E. which is required for all 28' PVT/PAE. No public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services.
Call out the private F.H..

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of this subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

TxDOT Advance Transportation Planning: Not on TXDOT system.
Solid Waste: The proposed development exceeds the maximum number of residential units allowed to receive COH solid waste services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

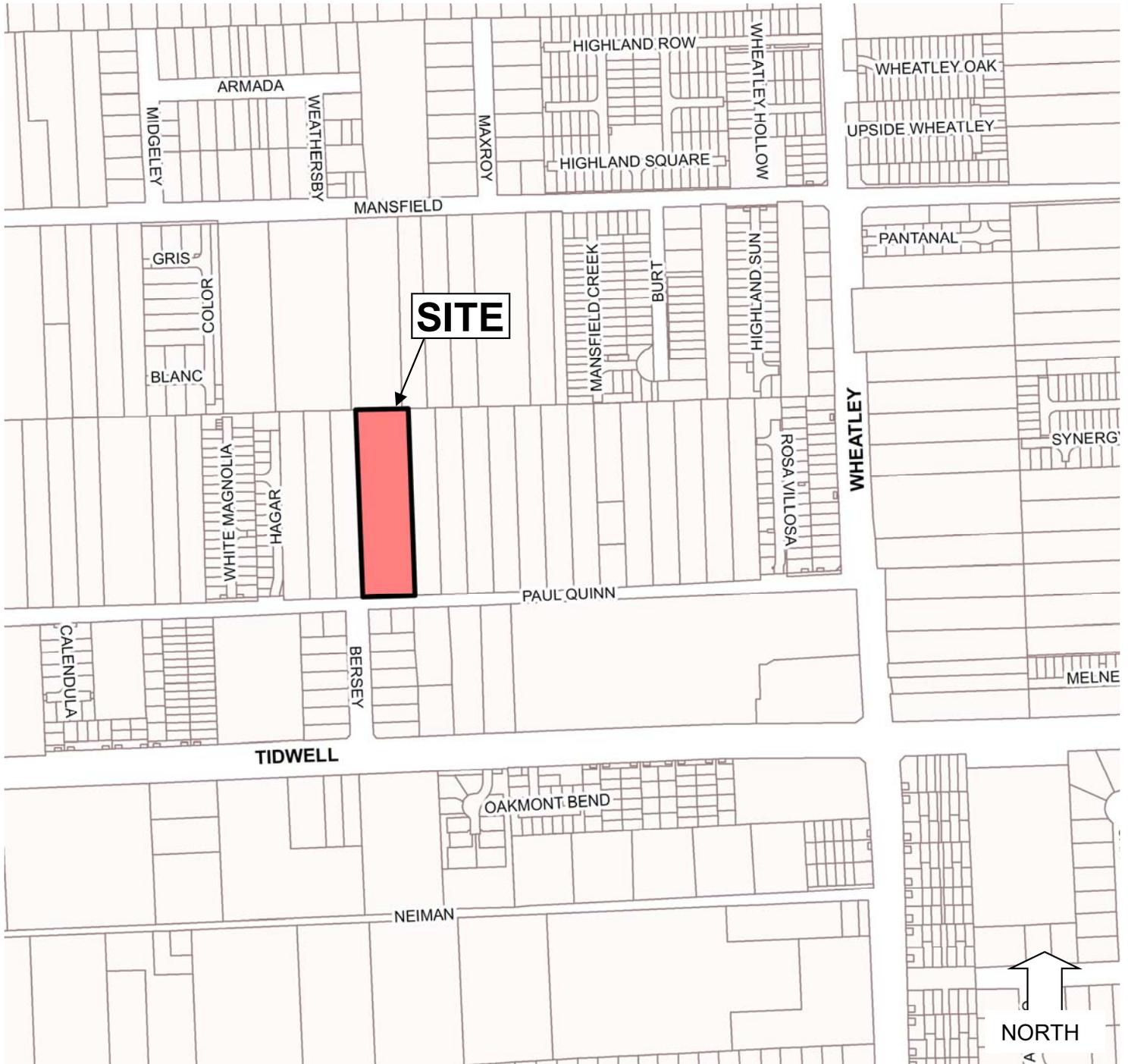
Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Nest at Paul Quinn (DEF 1)

Applicant: Gruller Surveying



D – Variances

Site Location

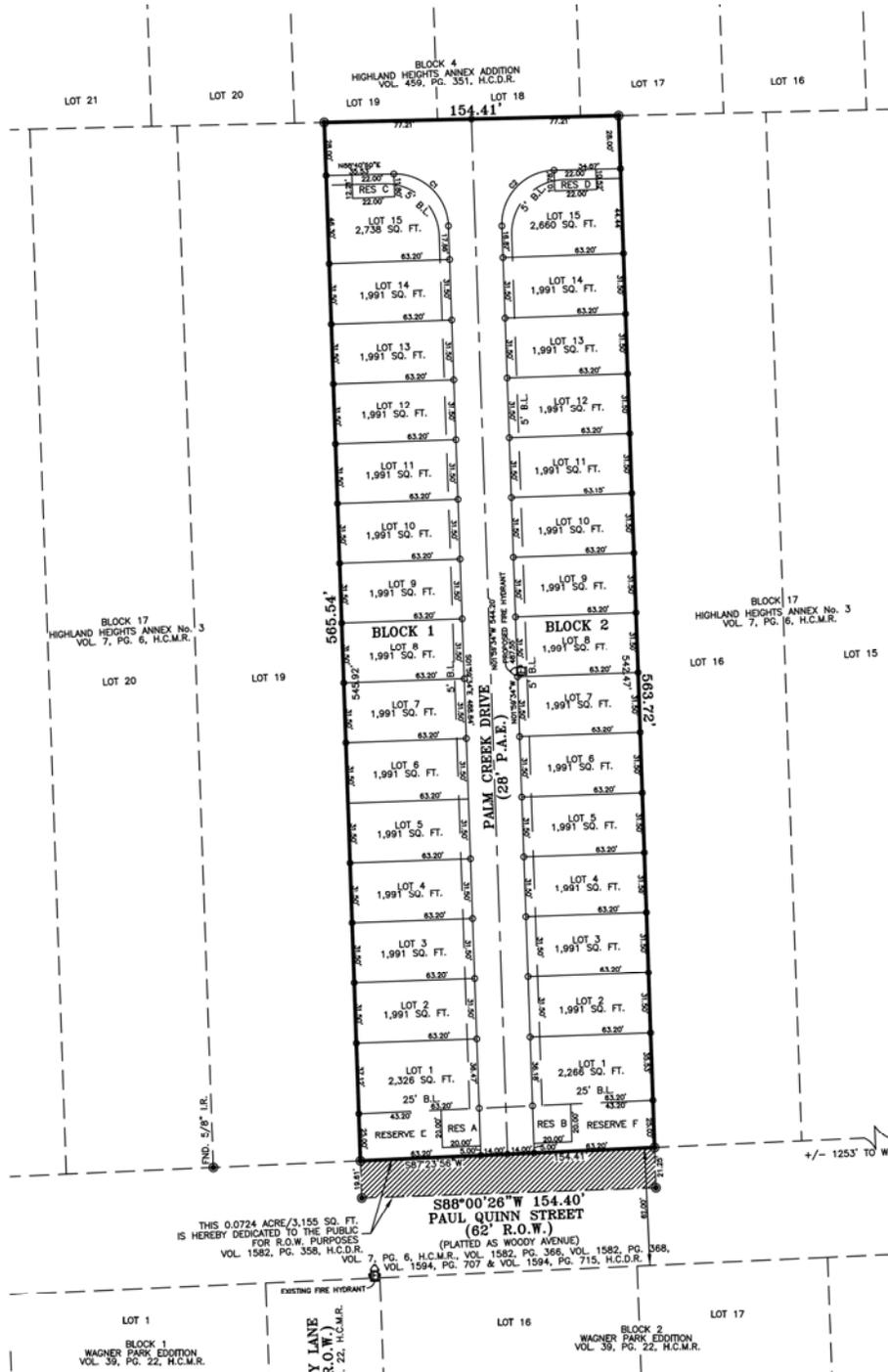
Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Nest at Paul Quinn (DEF 1)

Applicant: Gruller Surveying



D – Variances

Subdivision

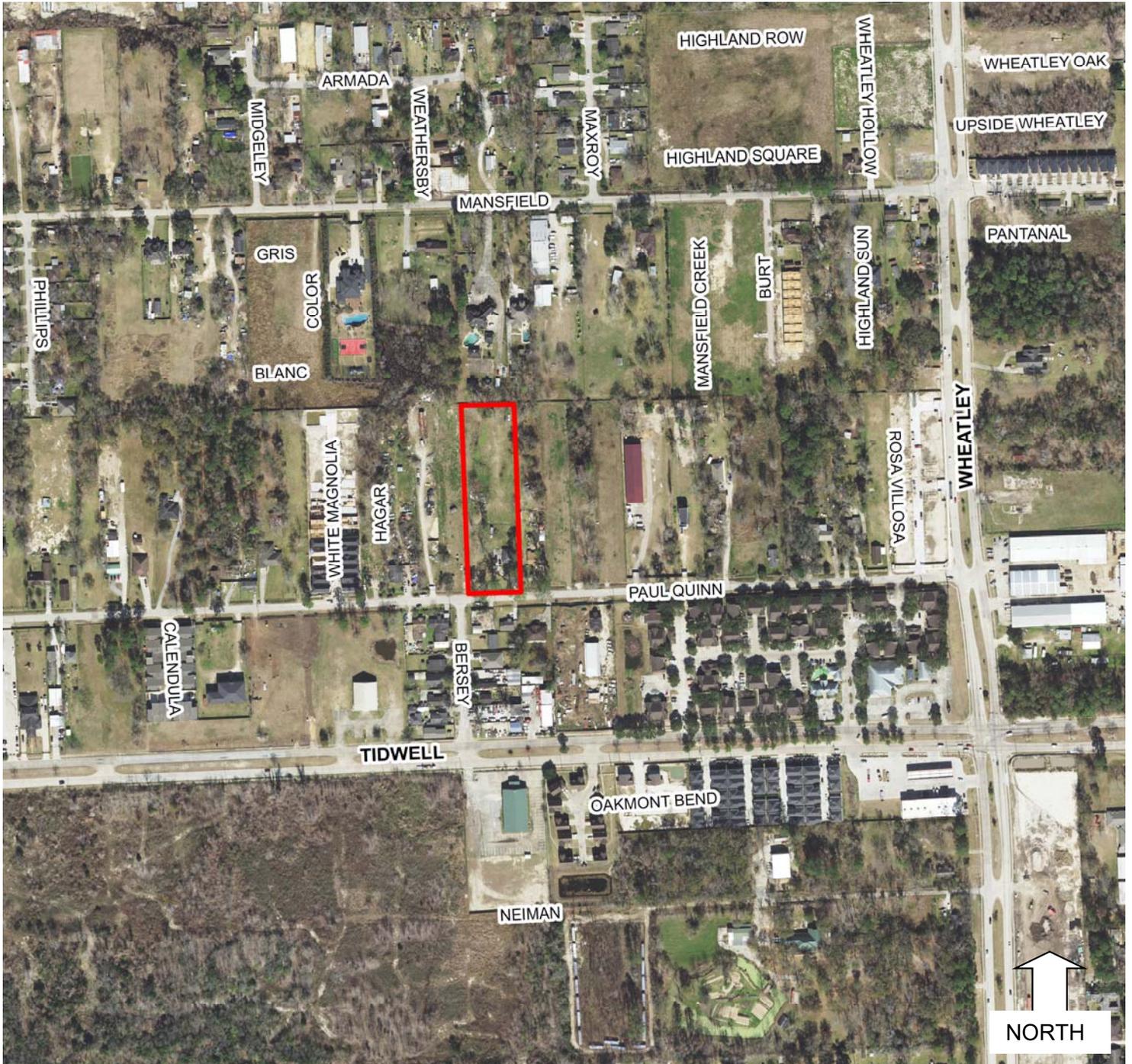
Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Nest at Paul Quinn (DEF 1)

Applicant: Gruller Surveying



D – Variances

Aerial

TN Associates, hereby expressly reserves its common law copyright and other property rights in these plans. These plans and drawings are not to be reproduced, changed or copied in any form or manner whatsoever without first obtaining the express written permission of TN Associates, nor are they to be assigned to any third party without first obtaining written permission and consent.

SINGLE FAMILY-RESIDENTIAL (TYPE R-3)		
1 GUEST PARKING PER 6 UNITS:	30/6	= 5
TOTAL PARKING REQUIRED:		= 5
TOTAL PARKING PROVIDED:		= 6

20 PARKING CALCULATION
Scale: NTS = 1'-0"

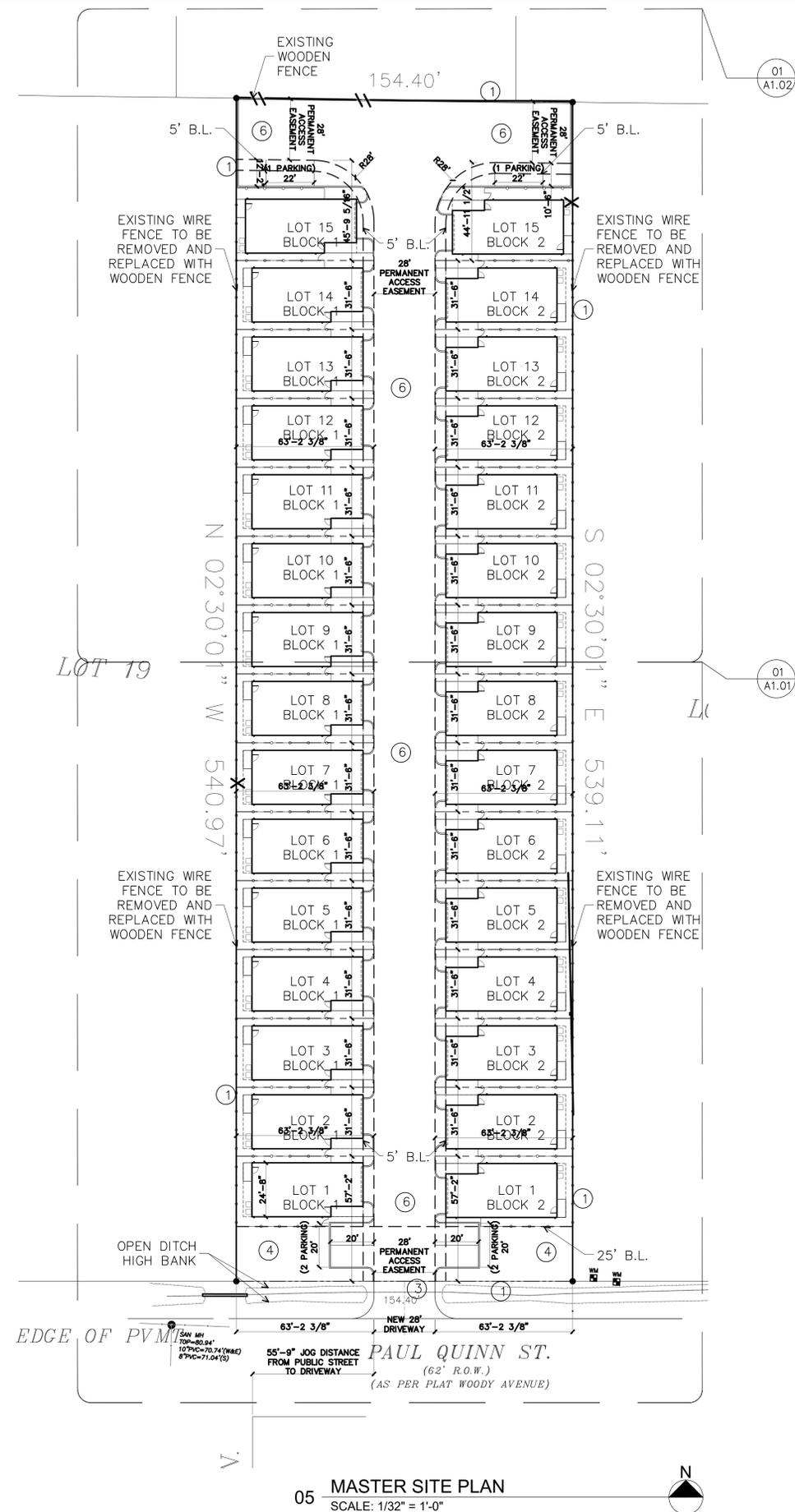
- ① PROPERTY LINE
- ②
- ③ NEW CONC. DRIVEWAY
- ④ NEW LANDSCAPE AREA
- ⑤
- ⑥ NEW CONCRETE PAVEMENT

19 KEY LEGEND
Scale: NTS = 1'-0"

- REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR RETAINING WALL SIZING AND LOCATION
- REFER TO CIVIL SITING WORK BCE ILMS ##### FOR ALL SITE DETAILS

18 NOTES
Scale: NTS = 1'-0"

ADDRESS TABLE			
LOT #	ADDRESS	STREET	LEGAL DESCRIPTION
BLOCK 1			
1	5703	PALM CREEK DR.	LOT 1, BLOCK 1 OF NEST AT PAUL QUINN
2	5705	PALM CREEK DR.	LOT 2, BLOCK 1 OF NEST AT PAUL QUINN
3	5707	PALM CREEK DR.	LOT 3, BLOCK 1 OF NEST AT PAUL QUINN
4	5709	PALM CREEK DR.	LOT 4, BLOCK 1 OF NEST AT PAUL QUINN
5	5711	PALM CREEK DR.	LOT 5, BLOCK 1 OF NEST AT PAUL QUINN
6	5713	PALM CREEK DR.	LOT 6, BLOCK 1 OF NEST AT PAUL QUINN
7	5715	PALM CREEK DR.	LOT 7, BLOCK 1 OF NEST AT PAUL QUINN
8	5717	PALM CREEK DR.	LOT 8, BLOCK 1 OF NEST AT PAUL QUINN
9	5719	PALM CREEK DR.	LOT 9, BLOCK 1 OF NEST AT PAUL QUINN
10	5721	PALM CREEK DR.	LOT 10, BLOCK 1 OF NEST AT PAUL QUINN
11	5723	PALM CREEK DR.	LOT 11, BLOCK 1 OF NEST AT PAUL QUINN
12	5725	PALM CREEK DR.	LOT 12, BLOCK 1 OF NEST AT PAUL QUINN
13	5727	PALM CREEK DR.	LOT 13, BLOCK 1 OF NEST AT PAUL QUINN
14	5729	PALM CREEK DR.	LOT 14, BLOCK 1 OF NEST AT PAUL QUINN
15	5731	PALM CREEK DR.	LOT 15, BLOCK 1 OF NEST AT PAUL QUINN
BLOCK 2			
1	5702	PALM CREEK DR.	LOT 1, BLOCK 2 OF NEST AT PAUL QUINN
2	5704	PALM CREEK DR.	LOT 2, BLOCK 2 OF NEST AT PAUL QUINN
3	5706	PALM CREEK DR.	LOT 3, BLOCK 2 OF NEST AT PAUL QUINN
4	5708	PALM CREEK DR.	LOT 4, BLOCK 2 OF NEST AT PAUL QUINN
5	5710	PALM CREEK DR.	LOT 5, BLOCK 2 OF NEST AT PAUL QUINN
6	5712	PALM CREEK DR.	LOT 6, BLOCK 2 OF NEST AT PAUL QUINN
7	5714	PALM CREEK DR.	LOT 7, BLOCK 2 OF NEST AT PAUL QUINN
8	5716	PALM CREEK DR.	LOT 8, BLOCK 2 OF NEST AT PAUL QUINN
9	5718	PALM CREEK DR.	LOT 9, BLOCK 2 OF NEST AT PAUL QUINN
10	5720	PALM CREEK DR.	LOT 10, BLOCK 2 OF NEST AT PAUL QUINN
11	5722	PALM CREEK DR.	LOT 11, BLOCK 2 OF NEST AT PAUL QUINN
12	5724	PALM CREEK DR.	LOT 12, BLOCK 2 OF NEST AT PAUL QUINN
13	5726	PALM CREEK DR.	LOT 13, BLOCK 2 OF NEST AT PAUL QUINN
14	5728	PALM CREEK DR.	LOT 14, BLOCK 2 OF NEST AT PAUL QUINN
15	5730	PALM CREEK DR.	LOT 15, BLOCK 2 OF NEST AT PAUL QUINN



05 MASTER SITE PLAN
SCALE: 1/32" = 1'-0"



2825 Wilcrest Drive, #616
Houston, TX. 77042
Ph: 713-541-3195
E-mail: info@tnassociatesinc.com

ISSUE

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TN 12/13/2023

PROJECT NAME:

SINGLE FAMILY RESIDENTIAL
5702-5731 PALM CREEK DRIVE
HOUSTON, TEXAS 77091

DATE: 12/13/2023

PROJECT NUMBER: 23-016N

SCALE: AS SHOWN

DRAWN BY: TN

DRAWING NUMBER



Application Number: 2023-2327

Plat Name: Nest at Paul Quinn

Applicant: Gruller Surveying

Date Submitted: 10/09/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not dedicate local or collector street 1400 feet from Grant Road to the south line of subject tract.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of this chapter would leave the parcel split into two pieces; leaving the proposed development unachievable. The site plan that is proposed provides adequate space for vehicular and pedestrian traffic. The proposed R.O.W. would be better suited to the west of the development in order to align with the existing south street that intersects Paul Quinn. If we were to dedicate the north/south street the intersection would have a jog that creates and impedance to traffic flow.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship will be created, dedication a R.O.W. south would ultimately lead into an existing residential house. The proposed development is seeking to beautify the area with a larger house design, rather than the smaller houses that the City is seeking to avoid. There will also be adequate parking within the City's ordinance. The intersection spacing is within 1300' to the east and just shy of the requirement on the west. The 40' proposed R.O.W. will not fit within the proposed development and would cause a safety concern for pedestrian traffic. The proposed 28' easement will allow all utilities to serve the development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this chapter is to ensure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, North/south it would lead into a residential house. The south

R.O.W. that dead ends at Paul Quinn currently, is 55'9" west of the proposed driveway causing a jog in traffic flow. The R.O.W. would be better suited on another parcel to create a uniform north south thoroughfare.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious as it will keep it the same configuration as it has been for 13+ years.

(5) Economic hardship is not the sole justification of the variance.

No, the sole justification of this variance is to ensure safe traffic flow, while also maintaining pedestrian safety as well as uniformity in R.O.W.'s in the area. The proposed R.O.W. dedication should be thought out more thoroughly as to the location due to the existing characteristics of the area. We are no way trying to harm the current area with this variance, but are simply trying to make a common sense, safe and accommodating development that ensures safety and beautifies the area.



Application No: 2023-2327

Agenda Item: 115

PC Action Date: 01/25/2024

Plat Name: Nest at Paul Quinn

Applicant: Gruller Surveying

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not dedicate local or collector street 1400 feet from Grant Road to the south line of subject tract.;

Basis of Recommendation:

Second deferral at the applicant's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

NA

(3) The intent and general purposes of this chapter will be preserved and maintained;

NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

NA

(5) Economic hardship is not the sole justification of the variance.

NA



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

December 22, 2023

NOTICE OF VARIANCE

PROJECT NAME: Nest at Paul Quinn

REFERENCE NUMBER: 2023-2327



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Paul Quinn Road between Cebra Street and Wheatley Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Gruller Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed the 1,400' intersection spacing requirement by not providing a north/south public street through the subject site. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 11, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Aldo Perez with Gruller Surveying, at 713-333-1466. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice at (832)393-6574 or Aracely.Rodriguez@houstontx.gov. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the next page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 01/25/2024
Plat Name: Newport Grove Sec 1
Developer: Rochester Development, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2995 C3R

Staff Recommendation:
 Defer TXDOT request

Total Acreage:	48.7000	Total Reserve Acreage:	23.4300
Number of Lots:	103	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 19
County	Zip	Key Map ©	City / ETJ
Harris	77532	379T	ETJ

Conditions and Requirements for Approval

- 020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat. (Sec 42-210)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
- 163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)
- 207.1. Staff requests a two week deferral per TXDOT's request for review of the variance request.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 01/25/2024
Plat Name: Newport Grove Sec 1
Developer: Rochester Development, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2995 C3R

Staff Recommendation:
 Defer TXDOT request

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
 Blanket easements should be listed in the General Notes. Recorded in CF#: RP-2016-56260

HPW-HW- IDS: APPROVED

TxDOT Advance Transportation Planning: Coordinate with North Houston District Office.
<https://www.txdot.gov/about/districts/houston-district/houston-district-contact.html>

TxDOT Driveway permits required. <https://www.txdot.gov/about/districts/houston-district/contractor-information.html>

What is proposed improvements at FM 2100. Will signalized intersection, turning lanes, or right turn lanes be installed.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetingsDC-infrastructure regulations, 12.02)

UVE should be checked at Grand Harvest Drive and FM 2100. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)

Documentation of TXDOT approval for street tie-in should be submitted with construction plans. (HC infrastructure regulations 5.06)

UVE should be checked at Lower Haven Way and FM 2100. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Daylight Falls Dr and Maroon Harbor Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Daylight Crest Dr and Windrow Mills Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)

Label 10' building line (chapter 42-150)

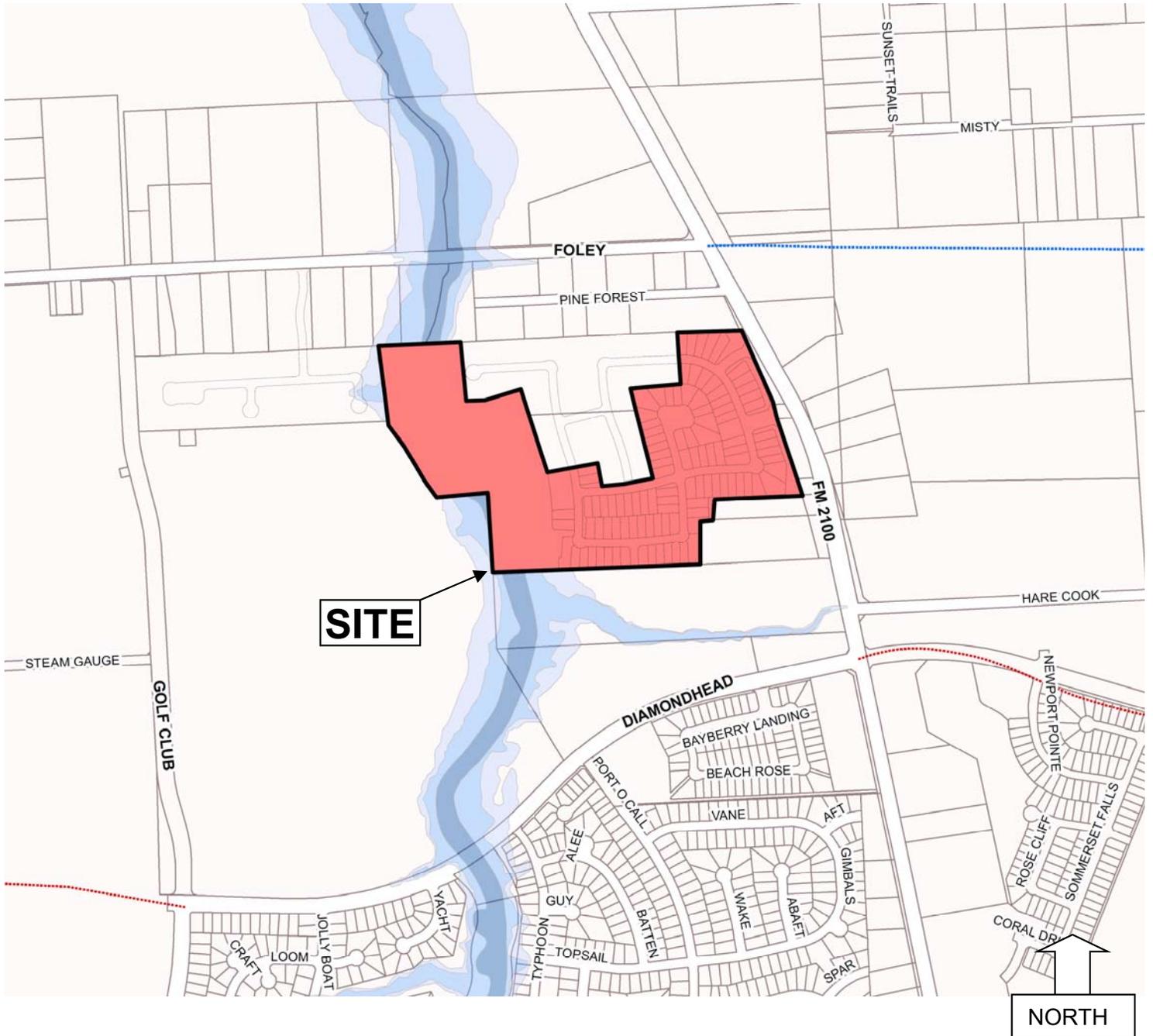
Provide HCFCD INO letter/e-mail at recordation (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

Be advised TxDOT is currently planning improvements to FM 2100 with potential ROW acquisition. See: <https://www.txdot.gov/projects/projects-studies/houston/fm2100.html>

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

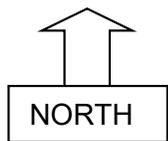
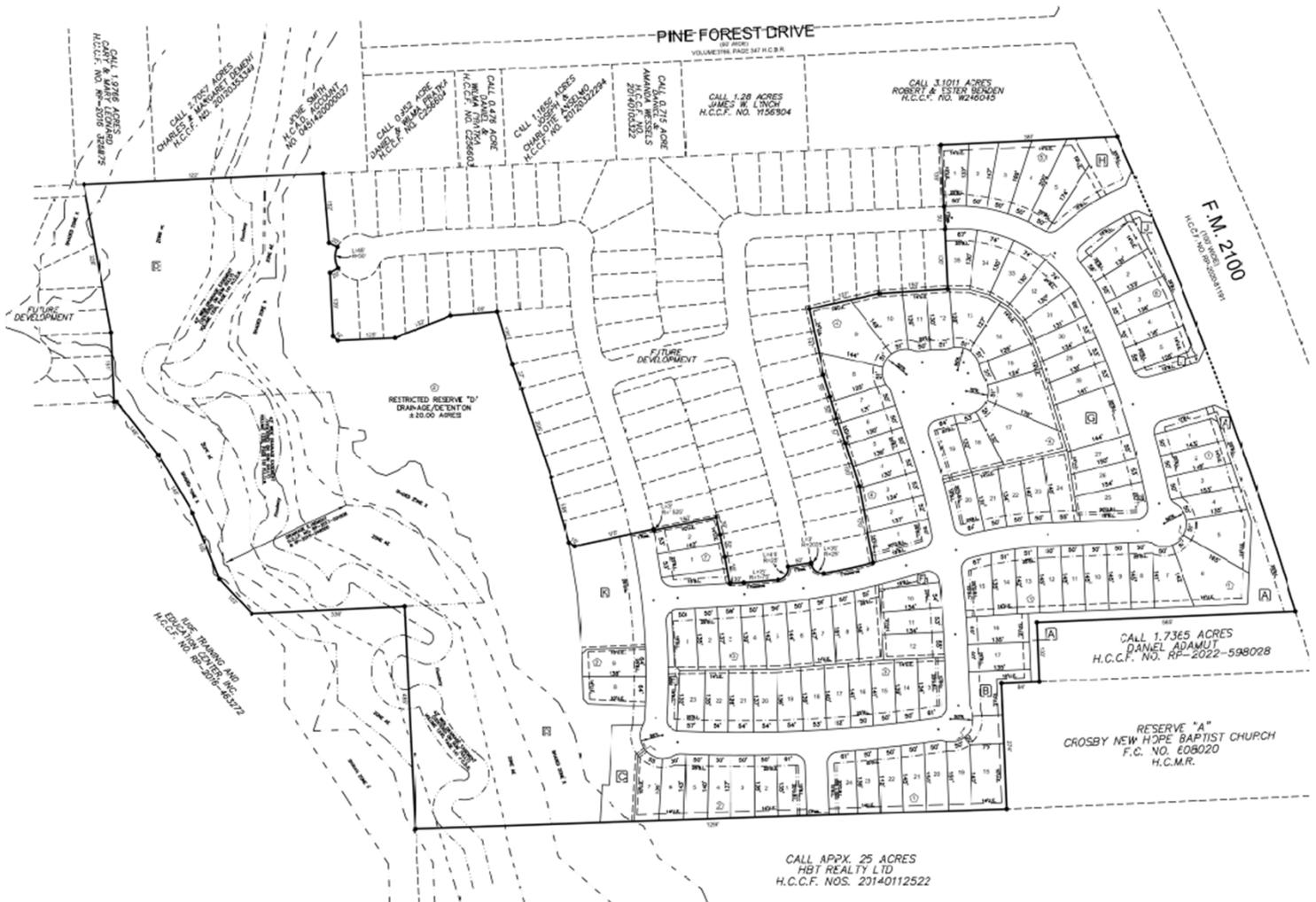
Subdivision Name: Newport Grove Sec 1

Applicant: Meta Planning + Design LLC



Subdivision Name: Newport Grove Sec 1

Applicant: Meta Planning + Design LLC



Houston Planning Commission

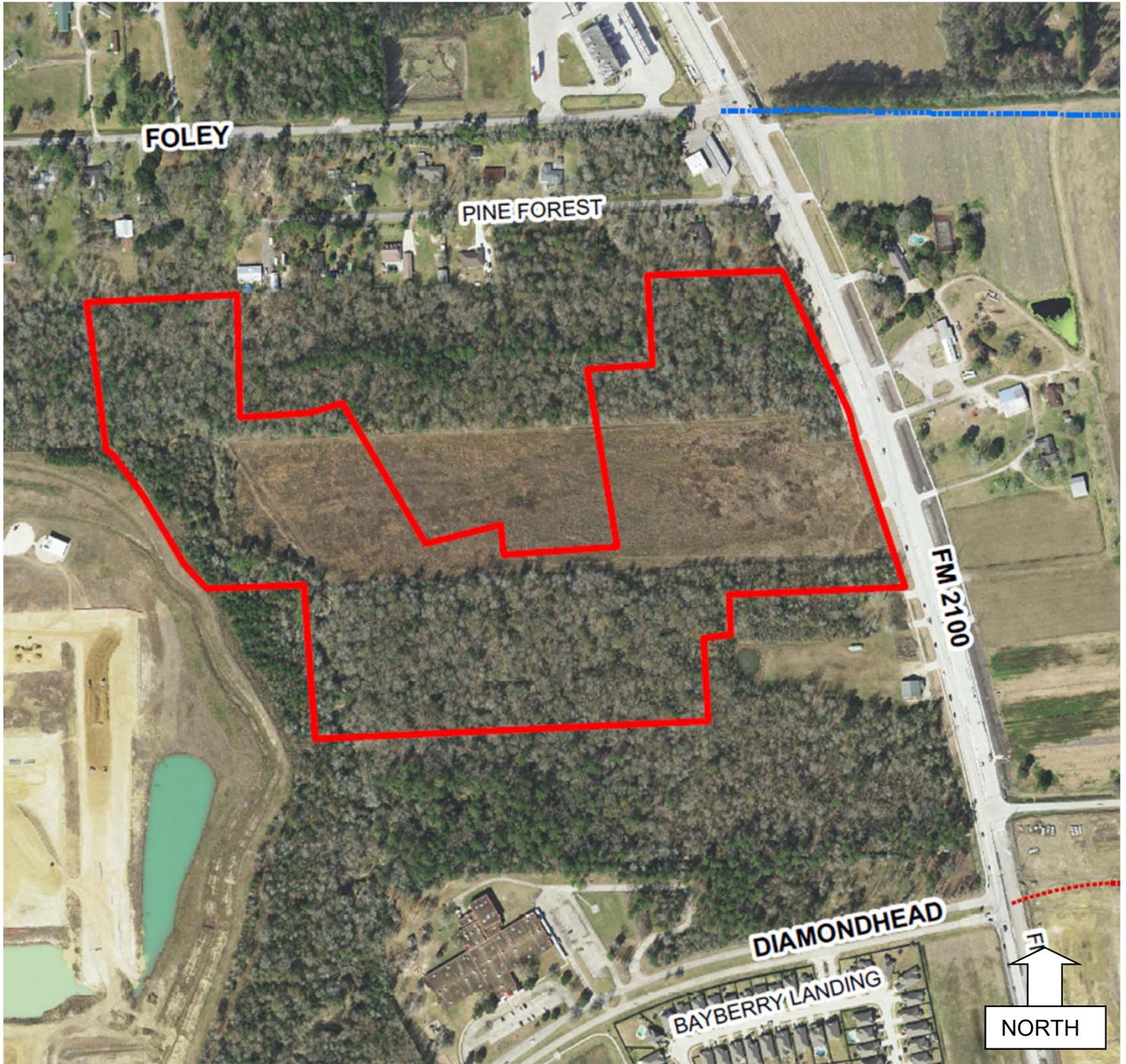
ITEM: 116

Planning and Development Department

Meeting Date: 01/25/2024

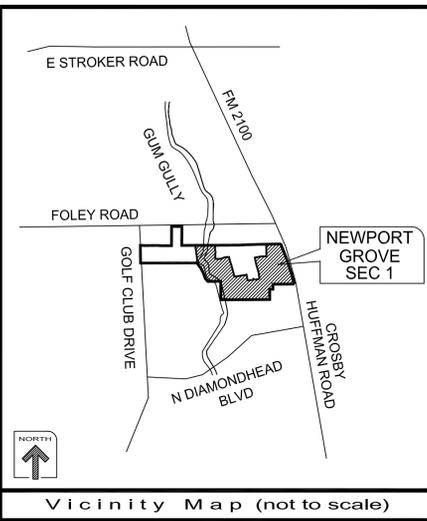
Subdivision Name: Newport Grove Sec 1

Applicant: Meta Planning + Design LLC

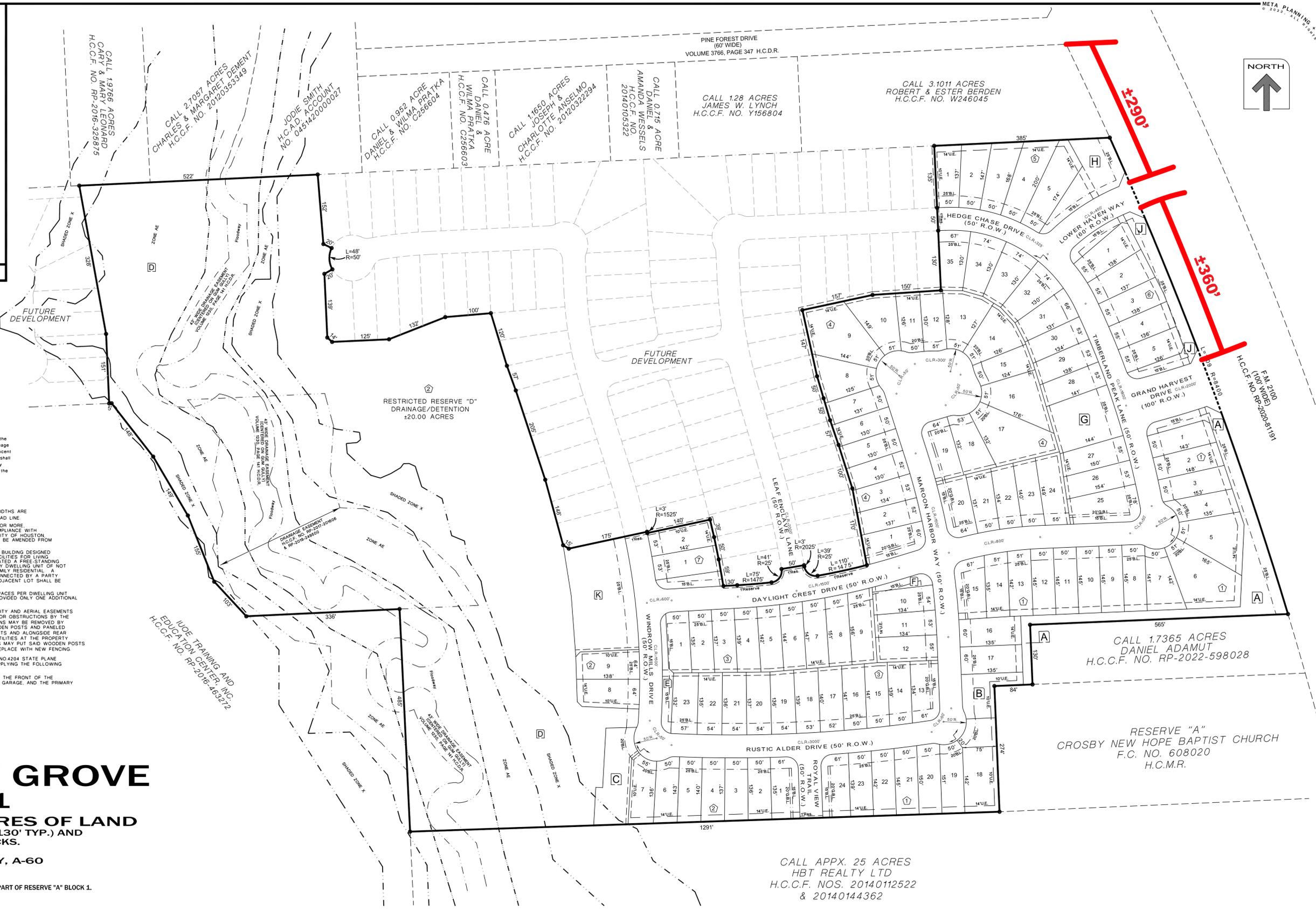


D – Variances

Aerial



Vicinity Map (not to scale)



- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE
 - "UE" INDICATES UTILITY EASEMENT
 - "Y RES" INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee thereto shall revert to and re-vest in the dedicant, his heirs, assigns, or successors
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE
 - LOTS BACKING OR SIDING FM 2100 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (BL) WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD83 STATE PLANE GRID COORDINATES (INAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE
 - "GBL" INDICATES GARAGE BUILDING LINE. THE GBL APPLIES ONLY TO THE FRONT OF THE GARAGE WHERE VEHICLES ENTER THE SIDE AND REAR WALLS OF THE GARAGE, AND THE PRIMARY STRUCTURE, FOLLOW THE NORMAL BUILDING SETBACK LINES.

A PRELIMINARY PLAT OF
NEWPORT GROVE SEC 1
 BEING 48.7± ACRES OF LAND CONTAINING 103 LOTS (50' X 130' TYP.) AND TEN RESERVES IN SEVEN BLOCKS.

OUT OF THE ABSOLOM REEVES SURVEY, A-60 HARRIS COUNTY, TEXAS
 ALSO BEING A PARTIAL REPLAT OF "UNION PARK SEC 3" AS RECORDED IN FILM CODE NO. 683091 H.C.M.R., BEING PART OF RESERVE "A" BLOCK 1.

REASON FOR REPLAT:
 TO CREATE 103 LOTS AND 10 RESERVES IN 7 BLOCKS.

OWNER:
 ROCHESTER DEVELOPMENT, LLC

PLANNER:

 Meta Planning + Design LLC
 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422

NOTE:

A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.87 ACRE	B RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.20 ACRE	C RESTRICTED RESERVE "C" LIFT STATION ±0.33 ACRES	D RESTRICTED RESERVE "D" DRAINAGE/DETENTION ±20.00 ACRES	E RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.10 ACRE
F RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.06 ACRE	G RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE/PRIVATE PARK ±0.37 ACRE	H RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.36 ACRE	J RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE ±0.39 ACRE	K RESTRICTED RESERVE "K" LANDSCAPE/OPEN SPACE ±0.75 ACRE

CALL APPX. 25 ACRES
 HBT REALTY LTD
 H.C.C.F. NOS. 20140112522 & 20140144362

CALL 1.7365 ACRES
 DANIEL ADAMUT
 H.C.C.F. NO. RP-2022-598028

RESERVE "A"
 CROSBY NEW HOPE BAPTIST CHURCH
 F.C. NO. 60820
 H.C.M.R.

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1999-282 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



Application Number: 2023-2995
Plat Name: Newport Grove Sec 1
Applicant: Meta Planning + Design LLC
Date Submitted: 12/27/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a reduced intersection spacing along FM 2100 by providing a public local street connection (Lower Haven Way) in between existing Pine Forest Drive and the proposed entry street Grand Harvest Drive at less than a 600' offset in each direction.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. [...] (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

Newport Grove is a proposed ±87-acre single-family subdivision located in the northeastern portion of the Houston ETJ, in Harris County, Texas. The subject tract is located just south of Foley Road, west of FM 2100 (Crosby Huffman Road), and east of Golf Club Drive. North Diamondhead Boulevard, a major thoroughfare, runs east-to-west a bit south of the development. The area is surrounded by single family homes to the north, an IUOE Training facility to the southeast, and some undeveloped property abutting the subject tract to the south. Gum Gully, a small creek, and its existing floodway bisect the subject site, running north to south splitting the residential development into two parts. There are two clusters of residential development separated by the previously mentioned creek and floodway. The cluster to the east contains sufficient developable area to create 188 residential lots but has no available access points except for its frontage along FM 2100 (Crosby Huffman Road), a major thoroughfare. The existing floodway bisecting the tract makes an additional point of access to the west infeasible to construct, and the existing surrounding development patterns preclude the possibility of a street connection to the north or south. The only other option for a second point of access for this cluster is an additional street connection along FM 2100 (Crosby Huffman Road). The applicant previously requested a Special Exception to exceed 150 lots by having one public street connection and one private emergency access on FM 2100, but that request was denied by the Planning Commission (see 2023-1274 Newport Grove GP). Therefore, the developer has been in negotiations with TXDOT (which controls access to FM 2100) to discover whether a second public street connection to FM 2100 could be permitted. Although the lengthy TXDOT permitting process is not yet complete, initial discussions with TXDOT have indicated that a public street north of the proposed primary entrance will most likely be permissible. The proposed primary entrance is aligned with an existing median cut on FM 2100. The secondary public street north of the median cut will allow right-in-right-out traffic to access Lower Haven Way safely, without interfering with turning movements along FM 2100. The dimension that TXDOT primarily considers when reviewing permits for new connections is the curb-to-curb separation, which in these locations are at least 300' in each case. That distance is less than the preferred

ideal separation for TXDOT, which led to the original request for only one public street connection, but is still within tolerance for a special circumstance such as this to be approved by TXDOT. Measuring from ROW to ROW along the centerline of FM 2100, the new street Lower Haven Way is approximately 290' from existing Pine Forest Drive to the north and approximately 360' from proposed Grand Harvest Drive at the median cut in the center of the tract. Both separations are smaller than the minimum 600' ROW spacing as required by Chapter 42. Since it seems likely that TXDOT will approve the second connection, it is now necessary to also seek approval from the Houston Planning Commission for the substandard spacing along FM 2100. The proposed secondary street location will not have its own median cut and will therefore not introduce any new cross-traffic conflicts along FM 2100, which is the primary safety consideration underpinning the minimum intersection offset for thoroughfares. The second street connection will allow the developer to achieve the highest and best use of their property by fully developing the property with single family lots, while providing the two street connections intended by the ordinance for multiple points of access to provide ample circulation in the event of an emergency. This result is in keeping with the intent of Chapter 42 in all respects. Denying the intersection spacing would result in denying the required second point of access, which would in turn limit the developer to 150 lots with a single point of access, thus denying the developer the reasonable use of their land.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The limited access to FM 2100 is the primary hardship that supports the granting of the variance and is not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The provision of two public street connections will provide ample access for development of the subject site, while the location of the secondary entrance will not introduce any cross-traffic conflicts along major thoroughfare FM 2100, therefore preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The secondary connection will provide needed access to the subject site while not introducing any unsafe traffic conditions along the thoroughfare, and will therefore not be injurious and will in fact be beneficial to the public health, safety, and welfare.

(5) Economic hardship is not the sole justification of the variance.

The limited access to the subject site is the justification for this variance.



Application No: 2023-2995

Agenda Item: 116

PC Action Date: 01/25/2024

Plat Name: Newport Grove Sec 1

Applicant: Meta Planning + Design LLC

Staff Recommendation: Defer TXDOT request

Chapter 42 Sections: 42-127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a reduced intersection spacing along FM 2100 by providing a public local street connection (Lower Haven Way) in between existing Pine Forest Drive and the proposed entry street Grand Harvest Drive at less than a 600' offset in each direction. ;

Basis of Recommendation:

The site is located within Houston's Extraterritorial Jurisdiction in northeast Harris County, west and along FM 2100, north of N Diamondhead Boulevard, south of Foley Road, and east of Golf Club Drive. The applicant is proposing a single-family residential subdivision of 103 lots and is requesting a variance for reduced minimum intersection spacing along major thoroughfare FM 2100, between existing Pine Forest Drive and a proposed local street and between the two proposed local streets providing the two points of access for this portion of the GP consisting of 188 lots of the overall general plan.

Staff's recommendation is to defer the application for two weeks per TXDOT's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



Agenda Item: 117
Action Date: 01/25/2024
Plat Name: Oakberry Trails GP
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2023-2905 GP

Staff Recommendation:
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Total Acreage:	216.8000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283F	ETJ

Conditions and Requirements for Approval

- 046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))
- 046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 073.1. Replat Legal Descriptions shall follow guidelines and/or examples.
- 137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (Sec 42-132(b))
- 150. Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)
- 161. Provide for widening of thoroughfare, Kickapoo Road, in section plats. See Major Thoroughfare and Freeway Plan. (Sec 42-121 & 122)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 01/25/2024
Plat Name: Oakberry Trails GP
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2023-2905 GP

Staff Recommendation:
 Grant the requested special exception(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channels J158-00-00 and J158-01-00 with top of banks on the plat (see plat guidelines in uploaded PDF).

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

Ensure that street curves conform to COH IDM/ standards (IDM 10.3.03D) otherwise Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)

Street names will be checked at section plat submittal (HC-infrastructure regulations-appendix K)

TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information(HC Infrastructure Regulations, chapter 12.02)

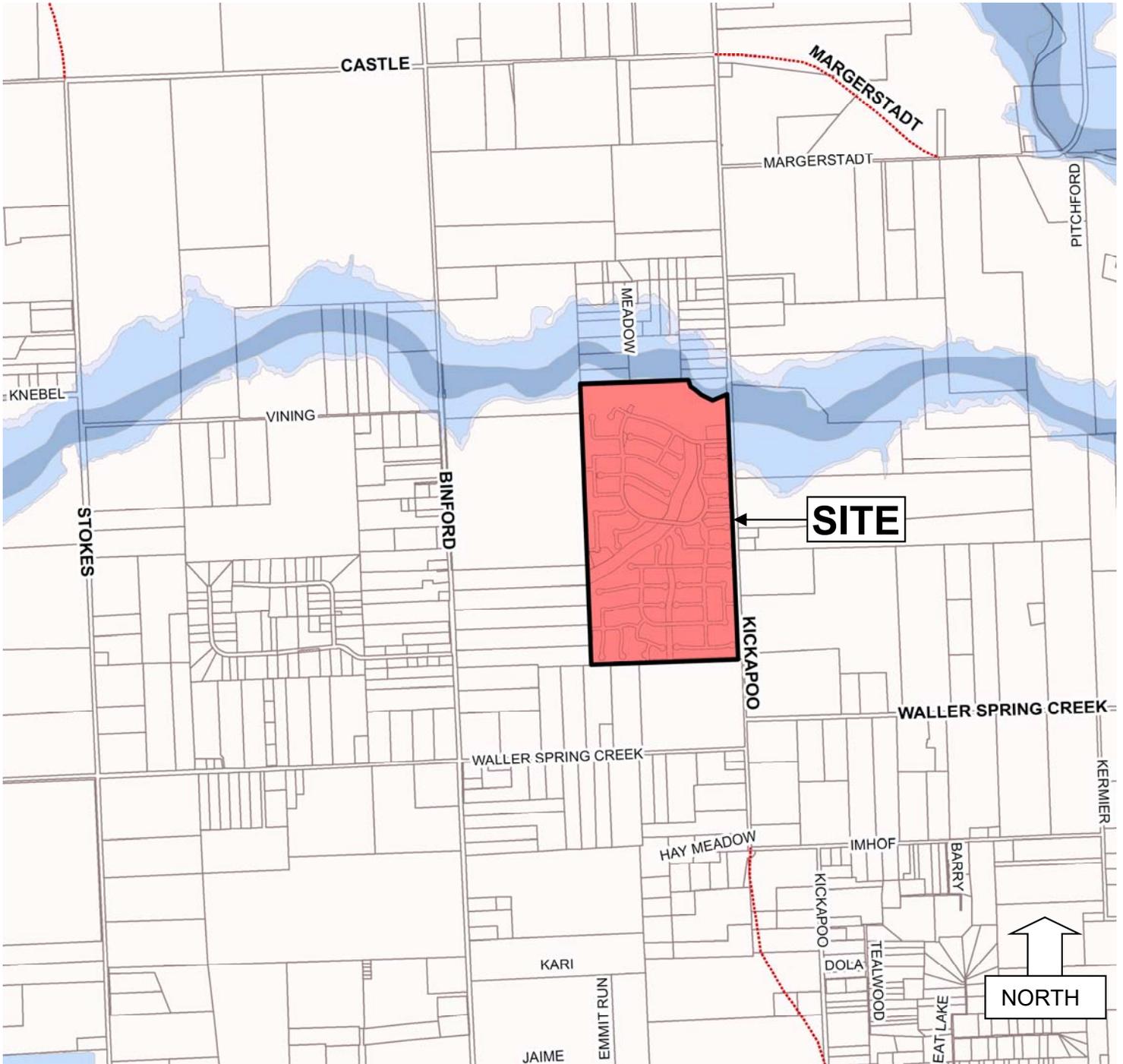
UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Subdivision Name: Oakberry Trails GP

Applicant: Benchmark Engineering Corporation

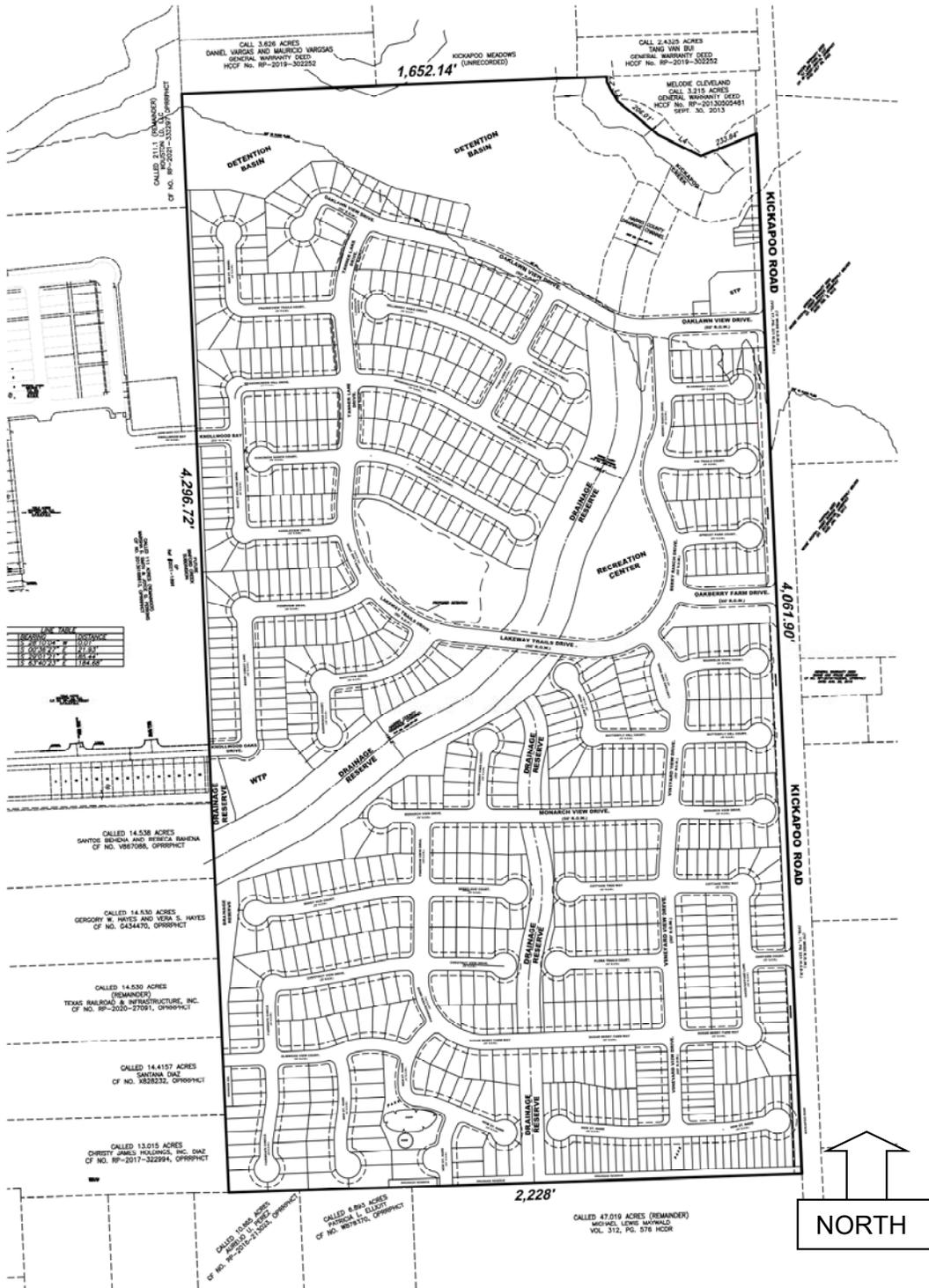


E – Special Exceptions

Site Location

Subdivision Name: Oakberry Trails GP

Applicant: Benchmark Engineering Corporation



E – Special Exceptions

Subdivision

Houston Planning Commission

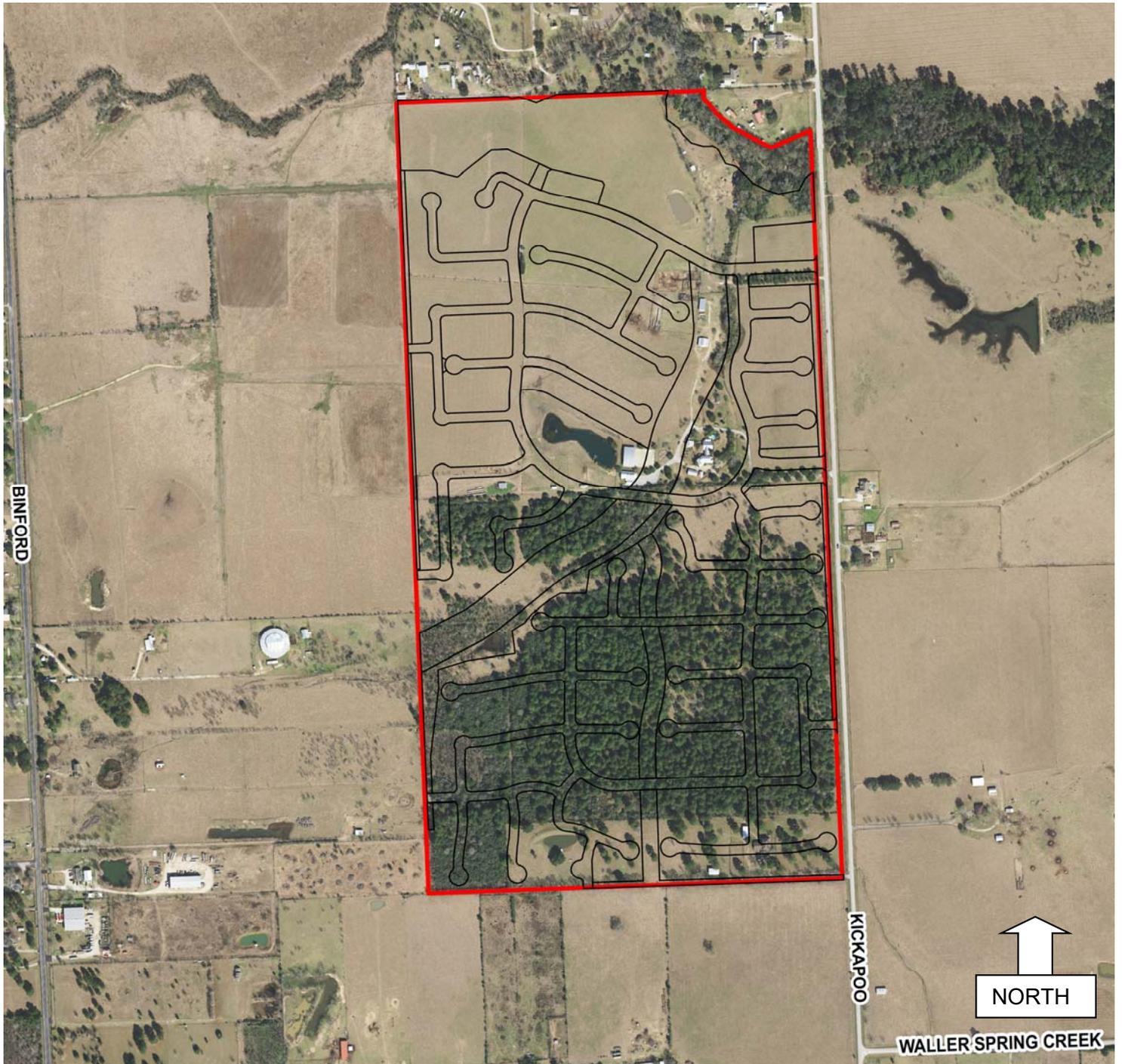
ITEM: 117

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Oakberry Trails GP

Applicant: Benchmark Engineering Corporation



E – Special Exceptions

Aerial



Application Number: 2023-2905

Plat Name: Oakberry Trails GP

Applicant: Benchmark Engineering Corporation

Date Submitted: 12/11/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To exceed the maximum intersection spacing of 1,447 feet from the required 1,400 feet along the centerline of a drainage channel between the western boundary of the proposed General Plan and proposed Lakeway Trails Drive an internal collector loop street.

Chapter 42 Section: 130(a)(5)

Chapter 42 Reference:

(5) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet;

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The proposed Oakberry Trails Development consists of totaling 216.8 acres located south of Kickapoo Creek (HCFCD Unit No. J158-00-00) which is a tributary of Spring Creek (HCFCD Unit No. J100-00-00), west of and adjacent to Kickapoo Road (MTF, width varies), an existing paved road, approximately 700' north of future Waller Spring Creek Road (MTF), and east of the proposed Binford Creek subdivision. The northeast corner of the subject property is being occupied by a segment of an existing drainage channel known as Kickapoo Creek (J158-00-00). The remaining segment of Kickapoo Creek extends westerly along and near the north property line of subject property as depicted on the GP. Kickapoo Creek will be designed and constructed in accordance with current City of Houston, HC Engineering & HCFCD rules, regulations, and standards. HCFCD unit# J158-01-00 a tributary of Kickapoo Creek, bisects the subject property beginning near the southwest corner of subject property running in a north easterly direction and connecting at the point of confluence with Kickapoo Creek near the northeast corner of subject property. The area immediately south of Kickapoo Creek is encumbered by flood plain, as such, the drainage detention/mitigation storage pond is planned to be situated along the north property line of the proposed 216.8 acre development as depicted in the General Plan. Planning for the subject development includes local and collector streets to be designed all in adherence with City of Houston and Harris County rules, regulations, and standards. The proposed Oakberry Trails development (GP) was prepared with three local streets connecting to the east along Kickapoo Road, three local streets along the west property line and one along the south property line. Two of the proposed local streets along the west property line were designed to connect with the two adjacent streets proposed by Binford Creek development located to the west of subject development as depicted in the general plan of Binford Creek subdivision that was approved by the City of Houston Planning Commission on August 8, 2021.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The requested special exception intersection spacing will achieve a result contemplated by the standards in Article III of Chapter 42.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The requested modification is a 4 percent deviation from the required and it is not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained by reducing an additional crossing at the same existing drainage channel.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will reduce an additional crossing at the same drainage channel which will not be injurious to the public health, safety or welfare.



Application No: 2023-2905
Agenda Item: 117
PC Action Date: 01/25/2024
Plat Name: Oakberry Trails GP
Applicant: Benchmark Engineering Corporation

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 130(a)(5)

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To exceed the maximum intersection spacing of 1,447 feet from the required 1,400 feet along the centerline of a drainage channel between the western boundary of the proposed General Plan and proposed Lakeway Trails Drive an internal collector loop street.;

Basis of Recommendation:

The site is located within the City's Extraterritorial Jurisdiction, within Harris County, along and west of Kickapoo Road, east of Binford Road, south of Castle Road, and north of FM 2920. The applicant is proposing a 216-acre general plan for predominately residential development and is requesting a special exception to exceed the maximum intersection spacing across the drainage channel. Staff is in support of the request.

Section 1 is proposing two public street crossings across the proposed drainage area. The distance between the southernmost proposed crossing to the eastern GP boundary is 1,447 feet. The maximum intersection spacing is 1400', a 3.3% deviation from the standard. The ordinance allows for an increase in the maximum intersection spacing for crossing a drainage channel required by a governmental entity with flood control jurisdiction located in a recorded drainage easement. Harris County Flood Control District has identified two existing drainage channels. Proposing the drainage areas within drainage reserves meets the intent of the ordinance for an increased maximum intersection spacing of at least 2,000 feet.

Harris County Engineering Department has no objections to the request. Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

An existing Harris County Flood Control District channel bisects the site from northeast to centralwest. No special exception would be required if the drainage crossing were within a recorded drainage easement.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The development proposes two drainage channel right-of-way crossings. The ordinance allows for an increased intersection spacing when crossing a drainage channel required by a governmental entity with flood control jurisdiction located in a recorded drainage easement. The section plat proposes reserves restricted to drainage purposes in and around the existing HCFCD channel, which meets the intent of the ordinance.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The request represents a 3.3% deviation from the standard, which Chapter 42 specifies as not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the intersection spacing requirements is to ensure sufficient connectivity is provided. With the Oakberry Trails Sec 1 proposed subdivision plat, the reserves restricted to drainage purposes around the existing HCFCD channel meets the intent of the allowance in the ordinance for increased intersection spacing.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting the special exception will not be injurious to the public health, safety or welfare. The drainage channel is an existing HCFCD channel and will be platted within reserves restricted to drainage purposes. Two other crossings of the channel are proposed within the general plan.



Agenda Item: 118
Action Date: 01/25/2024
Plat Name: Oakberry Trails Sec 1
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2023-2913 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	99.8926	Total Reserve Acreage:	57.6000
Number of Lots:	147	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283F	ETJ

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
- 023. Single family residential lots outside the city can have a reduced front BL of 10' with 20' garage BL. (Sec 42-156(b))
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 073.1. Legal description on face of the plat and in title must match. Replat Legal Descriptions shall follow guidelines and/or examples. Title report at recordation must reflect accurate legal description.
- 137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (Sec 42-132(b))
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 44(6))
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 01/25/2024
Plat Name: Oakberry Trails Sec 1
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2023-2913 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

UVE should be shown on plat and construction plan (IDM chapter 10-COH geometric design guidelines, 10-44)

Provide curve signs on plans for substandard curve radius. See markup. (IDM 10.3.03D)

Provide 20' x 20' corner cuts at Oaklawn View Drive/Kickapoo road intersection (IDM COH geometric Design guidelines, 10-22)

Spell out street name suffixes (HC-Infrastructure Regulations, Appendix K)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

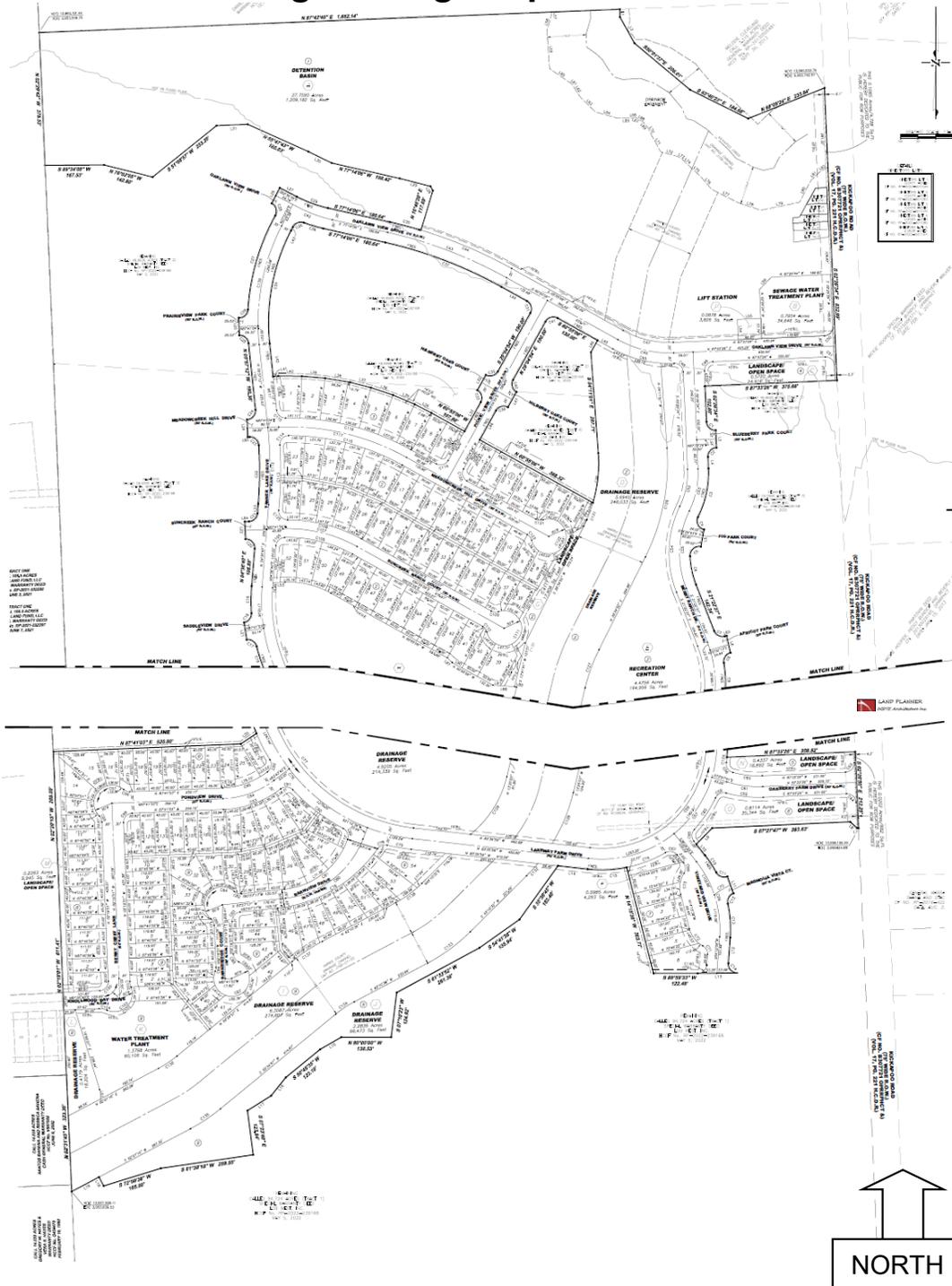
Binford Creek sec 1 recordation markup calls out Knollwood Bay Road. Change street name for consistency (HC-Infrastructure Regulations, appendix K)

Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Subdivision Name: Oakberry Trails Sec 1

Applicant: Benchmark Engineering Corporation



E – Special Exceptions

Subdivision



Agenda Item: 119
Action Date: 01/25/2024
Plat Name: Trillium GP
Developer: TPHTM 1464 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0054 GP

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Table with 4 columns: Property/Utility Type, Value, Property/Utility Type, Value. Rows include Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Fort Bend, Total Reserve Acreage, Number of Multifamily Units, Street Type (Category), Wastewater Type, Utility District, Key Map, City / ETJ.

Conditions and Requirements for Approval

- 046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))
046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
047. Make minor corrections and additions as indicated on the marked file copy.
143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)
143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128)
150. Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)
161. Provide for widening of thoroughfare, Harlem Road, in section plats. See Major Thoroughfare and Freeway Plan. (Sec 42-121 & 122)
165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (Sec 42-132(a))

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 01/25/2024
Plat Name: Trillium GP
Developer: TPHTM 1464 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-0054 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

HPW-HW- IDS: Approved

Fort Bend Engineer: -The current plan shown seems to be the older exhibit that CenterPoint did not agree with.

-Clouded is the current exhibit we believe is proposed.

-Verify.

CenterPoint: The General Plan reveals the tract is adjacent to a CenterPoint Energy Transmission Corridor. Each section will require a separate Plat and Transmission Review. Any roadways crossing within the transmission corridor will require a Grant to Others Application.

Afterwards, each section adjacent to the transmission corridor will require a separate transmission review to complete the plat review.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

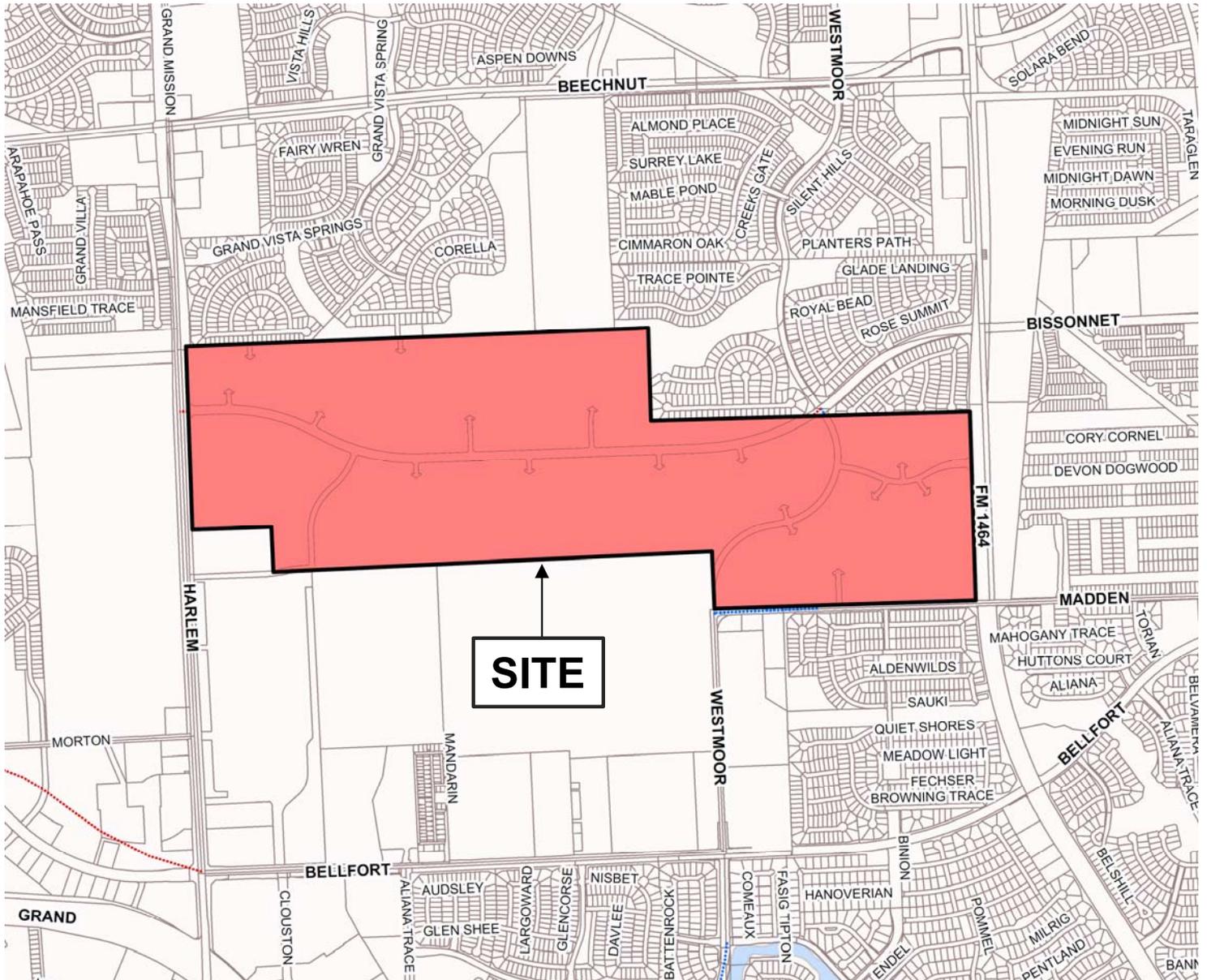
ITEM: 119

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Trillium GP

Applicant: Meta Planning + Design LLC.

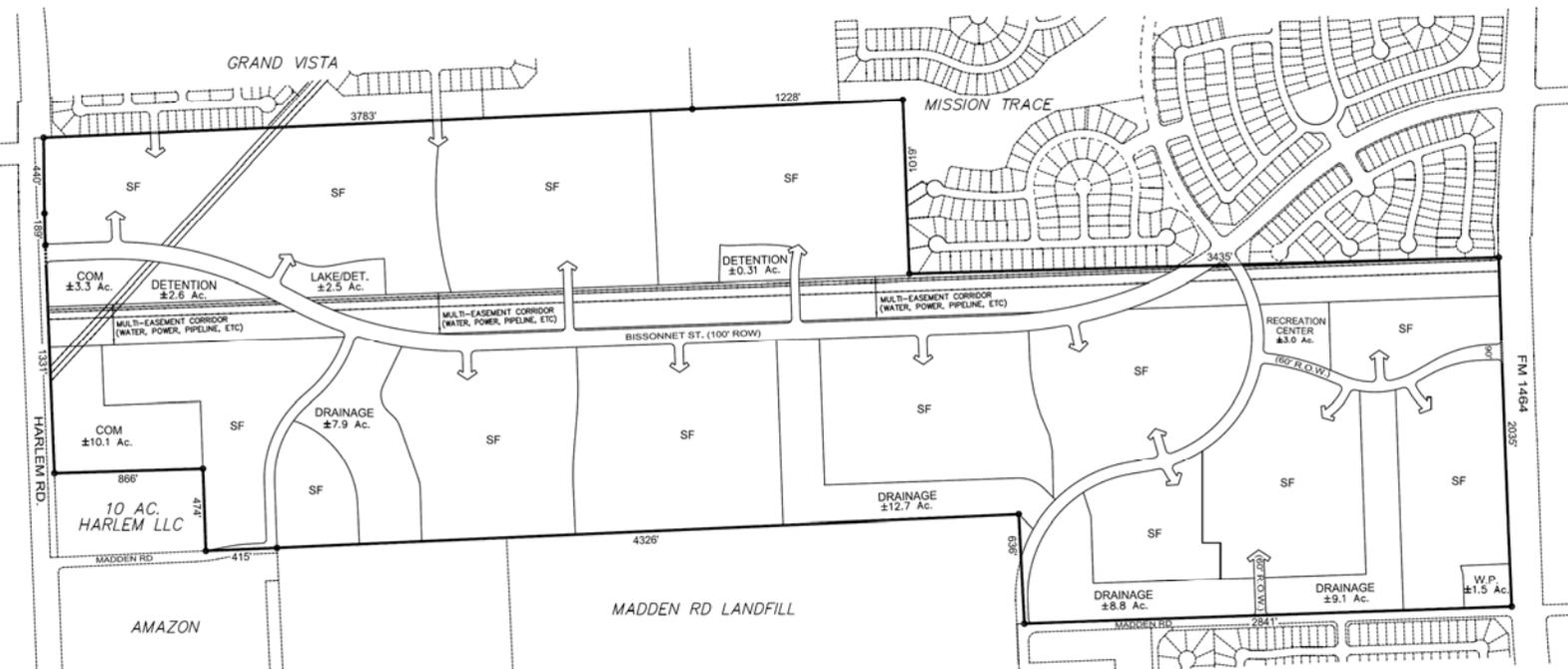


F- Reconsideration of Requirements

Site Location

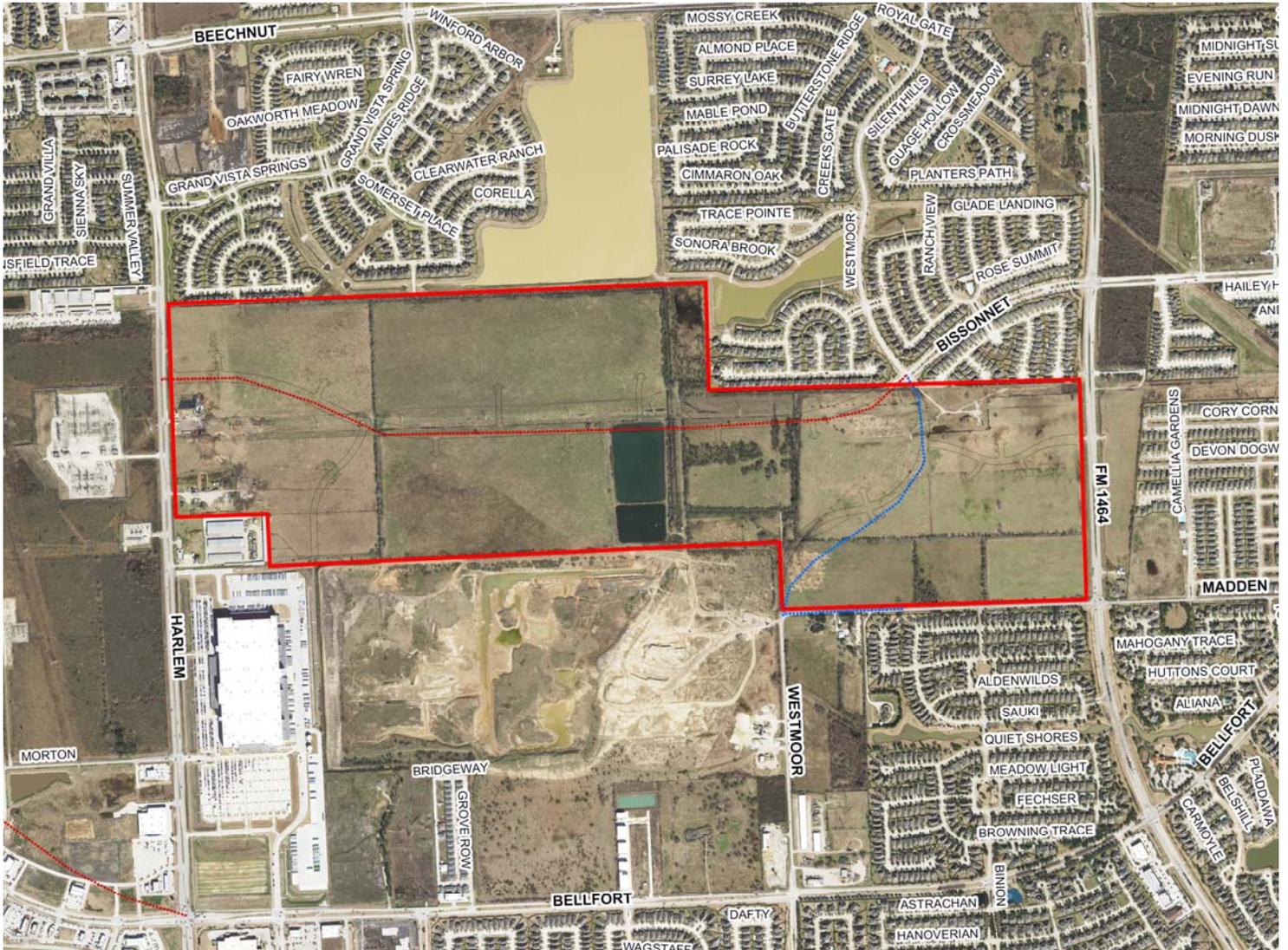
Subdivision Name: Trillium GP

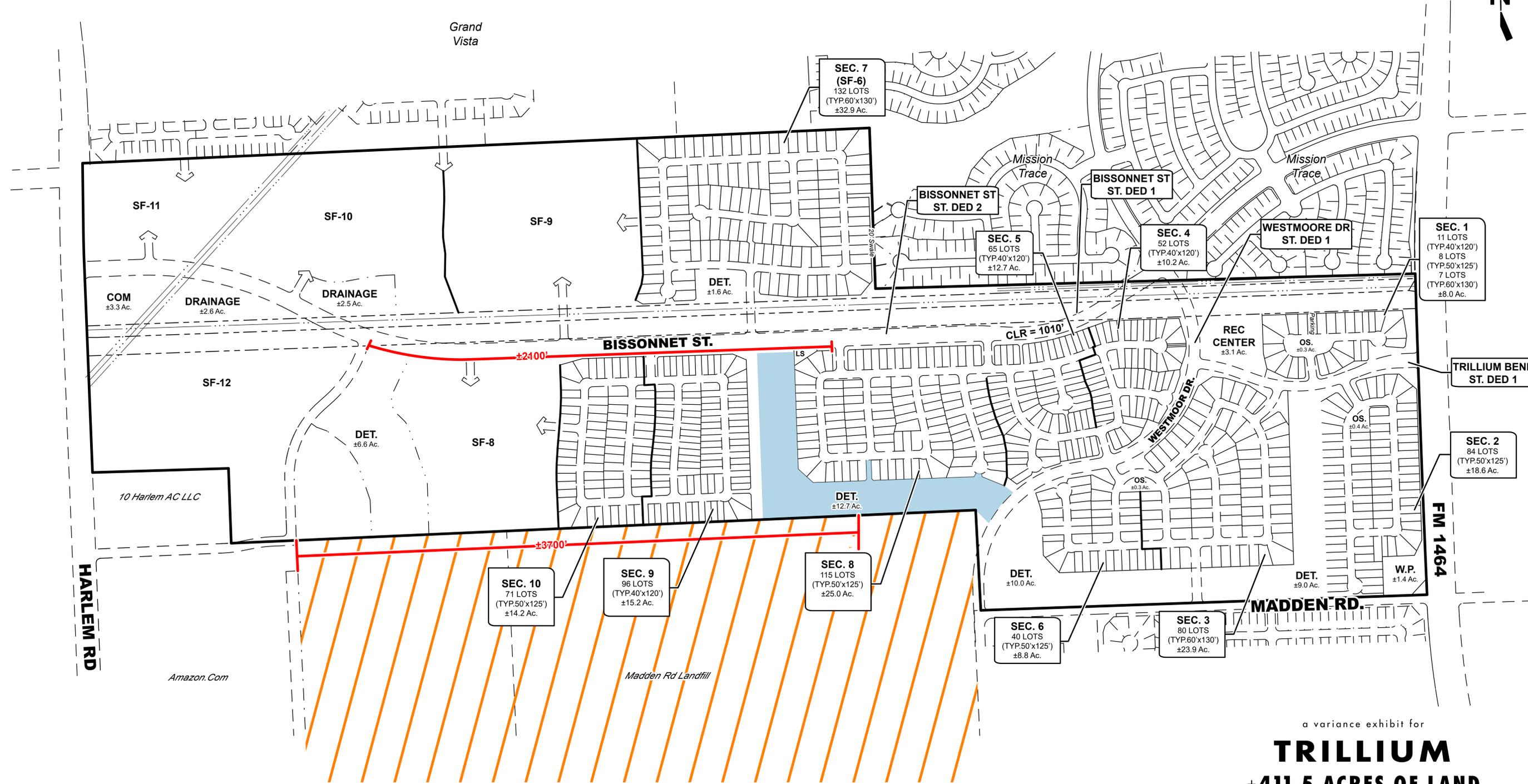
Applicant: Meta Planning + Design LLC.



Subdivision Name: Trillium GP

Applicant: Meta Planning + Design LLC.





a variance exhibit for
TRILLIUM
± 411.5 ACRES OF LAND
 prepared for
TPHTM 1464 LLC



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422



MTA-54003
 JANUARY 15, 2024

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Application No: 2024-0054
Plat Name: Trillium GP
Applicant: Meta Planning + Design LLC
Date Submitted: 01/15/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow for an excessive local street intersection spacing of $\pm 3,700'$ along the southern boundary of Trillium.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: [...] (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See Variance Form.



Application Number: 2024-0054

Plat Name: Trillium GP

Applicant: Meta Planning + Design LLC

Date Submitted: 01/15/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow for an excessive local street intersection spacing of $\pm 3,700'$ along the southern boundary of Trillium.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: [...] (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The Trillium development is an approximately 470-acre single-family residential community that is located within the southwest portion of Houston's ETJ in Fort Bend County. Trillium is bounded by FM 1464 to the east and Harlem Road to the west. In addition to FM 1464 and Harlem Road, the development is bisected by Bissonnet Street which runs east-to-west through the tract and Westmoor Drive which runs north-to-south through the development. Directly to the north of Trillium is the Mission Trace development, and directly to the south of Trillium is an active sandpit and an Amazon distribution warehouse. Several design constraints present on and adjacent to the development have created an excessive local street intersection spacing of $\pm 3,700'$ along the southern boundary of Trillium. As previously noted, a ± 205 -acre sandpit owned by Madden Road Landfill is present at the southern boundary of Trillium. This sandpit spans along the majority of Trillium's southern boundary. As the sandpit is currently active and to the developer and applicant's knowledge, the owners of the sandpit have no plans to cease operations, any placement of a stub street adjacent to the sandpit would remain a stub street for the foreseeable future. The sandpit would need to cease operations and redevelop before any future connection would be viable. Additionally, a large detention area is planned along Trillium's southern boundary directly adjacent to Trillium Section 8. The detention area is comprised of ± 12 -acres of land and spans $\pm 1,570'$ along the southern boundary. This detention area is imperative to ensure the proper drainage and detention of the development. Breaking up the detention area with a stub street would likely negatively impact the drainage and detention of the Trillium development. Because of the detention needs and the sandpit, it is not possible to place a southern stub street within the $\pm 1,570'$ span. As Trillium is surrounded by multiple major throughfares and major collectors including FM 1464,

Westmoor Drive, Bissonnet Street, and Harlem Road, there is a strong network of roadways that will facilitate the circulation throughout Trillium and the surrounding communities. Additionally, within Trillium there is a strong roadway network. The southern intersection spacing is reduced when looking at intersection spacing along Bissonnet Street. Aztec Lily Drive in Section 8 will serve as a connection point from Bissonnet Street to Westmoor Drive by travelling through local streets. Farther south, a proposed local street will connect Bissonnet Street to the southwestern boundary of Trillium. The connectivity of local streets within Trillium creates an intersection spacing of $\pm 2,100'$ when measuring along Bissonnet Street. Overall, the addition of stub street along the southern boundary of Trillium will not have a positive impact on the vehicular circulation in the region. A strong network already exists, and it is unlikely for any southern stub to be extended due to the active sandpit. The network of major thoroughfares and major collectors surrounding Trillium, along with the strong internal connectivity of local streets, will safely carry the vehicular traffic of the region. The addition of a stub street to the south would likely create areas prone to illegal activities, such as the dumping of garbage.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are related to the adjacent land uses. Directly to the south of Trillium is an active sandpit, and this sandpit makes it unlikely for any stub street to be extended. The applicant and developer do not have ownership or control of the adjacent sand pit.

(3) The intent and general purposes of this chapter will be preserved and maintained;

As there is an existing roadway network comprised of multiple major thoroughfares and major collectors surrounding Trillium, the intent and general purposes of Chapter 42 will be maintained. This roadway network, along with the strong connectivity of local roads, will safely and efficiently facilitate vehicular traffic in the region.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious the public health, safety, or welfare of the community, as there will be a strong roadway network throughout and surrounding Trillium. Additionally, the addition of a stub street that is not extended could negatively impact the public health, safety, or welfare of the community, as it is likely to create areas prone to illegal activities.

(5) Economic hardship is not the sole justification of the variance.

As previously mentioned, the justification of this variance is related to the adjacent land uses. Directly to the south of Trillium is an active sandpit, and this sandpit makes it unlikely for any stub street to be extended.



Application No: 2024-0054

Agenda Item: 119

PC Action Date: 01/25/2024

Plat Name: Trillium GP

Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow for an excessive local street intersection spacing of $\pm 3,700'$ along the southern boundary of Trillium. ;

Basis of Recommendation:

The site is located within the City's Extraterritorial Jurisdiction, within Fort Bend County, bounded by FM 1464 to the east, Harlem Road to the west, Madden Road to the south, and bisected by Bissonnet Street. The applicant is proposing an over 400-acre general plan and is requesting a reconsideration of requirement with variance request to exceed intersection spacing along part of its southern boundary. Staff is in support of the request.

The applicant is proposing not to provide any public streets to stub into the southern GP boundary between Westmoor Drive and Madden Road on the west that will connect Harlem Road and a proposed north/south street to Bissonnet Street. This intersection spacing is approximately 4,300 feet. The property south of the general plan is a sandpit site and Fort Bend County Engineering has stated that it is currently being used as regional detention for Trillium and several developments along West Bellfort Street, and as far as they are aware, this will be its permanent use. With the use of the adjacent property for regional detention, requiring two public stub streets is not practical, as it is unlikely that any street would be dedicated connecting to West Bellfort Street to the south and/or to Madden Road/ Westmoor Drive to the east. The remaining property to the south has sufficient frontage along West Bellfort Street, Harlem Road or Westmoor Drive, creating a block surrounded by major thoroughfares and a major collector. The layout of Trillium GP also ensures adequate circulation within and to Bissonnet Street.

Fort Bend County Engineering Department is in support of the request. Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR**

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would require two public streets to stub into the southern boundary of the general plan west of Westmoor Drive / Madden Road. The 200-acre tract adjacent to the site's southern boundary is currently being utilized as a regional detention facility, and as far as Fort Bend County Engineering is aware, this will be its permanent use. Requiring two public stub streets to this regional detention facility is impractical as it is unlikely that through streets would be dedicated in the detention facility.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance is the use of the site (regional detention) that abuts the length of the boundary of the requested variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the intersection spacing standards is to provide for sufficient internal and external connectivity. The Trillium development will be dedicating major thoroughfare Bissonnet Street bisecting the development providing internal connectivity. The properties south of the regional detention facility all have sufficient frontage and access to the surrounding major thoroughfares and major collector.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance by not requiring two public streets to stub into the regional detention facility will not be injurious to the public health, safety, or welfare. Proposing public street crossings within the detention facility is impractical. Also, immediately south of the detention facility site, all properties have sufficient frontage and access to the surrounding major thoroughfares and major collector.

(5) Economic hardship is not the sole justification of the variance.

The primary justification for granting the variance is the existing land use of the abutting tract to the south as a regional detention facility and the presumption that it will continue this use for the foreseeable future.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	120	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	03/02/2023		
Plat Name:	Apple Investment Group Inc		
Developer:	Windrose		
Applicant:	Windrose		
App No :	2023-0229		
App Type:	C2		

Total Acreage:	0.9872	Total Reserve Acreage:	0.9396
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77373	292R	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	121	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/02/2023		
Plat Name:	Bridgeland Prairieland Village Reserve Sec 3		
Developer:	BGE, Inc.		
Applicant:	BGE, Inc.		
App No :	2023-0124		
App Type:	C2R		

Total Acreage:	22.4300	Total Reserve Acreage:	22.4300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

County	Zip	Key Map ©	City / ETJ
Harris	77447	365P	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	122	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/02/2023		
Plat Name:	Curtis Landing		
Developer:	Richard Grothues Designs		
Applicant:	Richard Grothues Designs		
App No :	2023-0088		
App Type:	C3F		

Total Acreage:	0.9263	Total Reserve Acreage:	0.0167
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	123	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/16/2023		
Plat Name:	Forestwood Sec 9		
Developer:	Meta Planning + Design LLC		
Applicant:	Meta Planning + Design LLC		
App No :	2023-0322		
App Type:	C3F		

Total Acreage:	15.2300	Total Reserve Acreage:	0.9500
Number of Lots:	103	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Forest Hills MUD

County	Zip	Key Map ©	City / ETJ
Harris	77038	411D	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	124	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	03/02/2023		
Plat Name:	GPL Developments LLC		
Developer:	SEM SERVICES		
Applicant:	SEM SERVICES		
App No :	2023-0388		
App Type:	C2		

Total Acreage:	9.0600	Total Reserve Acreage:	9.0600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77044	417N	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	125	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/02/2023		
Plat Name:	Groves Gramina Apartments		
Developer:	BGE, Inc.		
Applicant:	BGE, Inc.		
App No :	2023-0175		
App Type:	C2R		

Total Acreage:	17.4900	Total Reserve Acreage:	17.4900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 505

County	Zip	Key Map ©	City / ETJ
Harris	77346	376M	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	126	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/16/2023		
Plat Name:	Hernandez Properties		
Developer:	Owens Management Systems, LLC		
Applicant:	Owens Management Systems, LLC		
App No :	2023-0324		
App Type:	C2		

Total Acreage:	4.6831	Total Reserve Acreage:	4.6831
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77064	369M	ETJ

Extension of Approval Notes:

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**PLANNING &
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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	127	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	03/16/2023		
Plat Name:	Houston Gateway Academy		
Developer:	Civil-Surv Land Surveying, L.C.		
Applicant:	Civil-Surv Land Surveying, L.C.		
App No :	2023-0350		
App Type:	C3F		

Total Acreage:	3.2070	Total Reserve Acreage:	3.2070
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77012	535E	City

Extension of Approval Notes:

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	128	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/16/2023		
Plat Name:	Jasmine Cove		
Developer:	The Interfield Group		
Applicant:	The Interfield Group		
App No :	2023-0228		
App Type:	C2R		

Total Acreage:	0.6233	Total Reserve Acreage:	0.0520
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	129	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/16/2023		
Plat Name:	Jasmine Loch		
Developer:	The Interfield Group		
Applicant:	The Interfield Group		
App No :	2023-0218		
App Type:	C2R		

Total Acreage:	0.1266	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	130	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	03/16/2023		
Plat Name:	Lifetime Harvest Green		
Developer:	Civil-Surv Land Surveying, L.C.		
Applicant:	Civil-Surv Land Surveying, L.C.		
App No :	2023-0353		
App Type:	C2		

Total Acreage:	15.7320	Total Reserve Acreage:	15.7320
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566C	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 131
Action Date: 01/25/2024
Original Action Date: 02/16/2023
Plat Name: Oakwood Trails
Developer: Windrose
Applicant: Windrose
App No : 2023-0097
App Type: C2

Staff Recommendation:
 Approve

Total Acreage:	11.7900	Total Reserve Acreage:	11.7900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77379	330M	ETJ

Extension of Approval Notes:

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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	132	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	03/30/2023		
Plat Name:	Orange Crossing		
Developer:	Civil-Surv Land Surveying, L.C.		
Applicant:	Civil-Surv Land Surveying, L.C.		
App No :	2023-0604		
App Type:	C2R		

Total Acreage:	8.5791	Total Reserve Acreage:	8.5791
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Emerald Forest Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77070	369Q	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	133	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/02/2023		
Plat Name:	Reserve at Anderson		
Developer:	Morales Engineering Associates, LLC		
Applicant:	Morales Engineering Associates, LLC		
App No :	2023-0095		
App Type:	C3R		

Total Acreage:	4.5070	Total Reserve Acreage:	0.9251
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	572U	City

Extension of Approval Notes:

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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	134	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	03/02/2023		
Plat Name:	Richards Road Industrial Park		
Developer:	SEM SERVICES		
Applicant:	SEM SERVICES		
App No :	2023-0280		
App Type:	C2		

Total Acreage:	5.2160	Total Reserve Acreage:	5.2160
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Southern Montgomery County MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252T	ETJ

Extension of Approval Notes:

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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	135	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/16/2023		
Plat Name:	Rivera Estates		
Developer:	Dart Land Services LLC		
Applicant:	Dart Land Services LLC		
App No :	2023-0261		
App Type:	C2R		

Total Acreage:	0.4473	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77530	498G	ETJ

Extension of Approval Notes:

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Extension of Approval Approval Conditions

Agenda Item:	136	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/02/2023		
Plat Name:	Rosehill Christian School Auxiliary		
Developer:	E.I.C. Surveying Company		
Applicant:	E.I.C. Surveying Company		
App No :	2022-3011		
App Type:	C2		

Total Acreage:	5.0033	Total Reserve Acreage:	4.8397
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286K	ETJ

Extension of Approval Notes:

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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	137	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/16/2023		
Plat Name:	Sourceone Carwash		
Developer:	Windrose		
Applicant:	Windrose		
App No :	2023-0323		
App Type:	C2		

Total Acreage:	1.5340	Total Reserve Acreage:	1.5340
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Dowdell PUD

County	Zip	Key Map ©	City / ETJ
Harris	77375	289R	City/ETJ

Extension of Approval Notes:

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**PLANNING &
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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	138	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/02/2023		
Plat Name:	Union Crossing Northwest		
Developer:	Windrose		
Applicant:	Windrose		
App No :	2023-0200		
App Type:	C3F		

Total Acreage:	75.3520	Total Reserve Acreage:	75.0460
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77095	367Z	ETJ

Extension of Approval Notes:

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**PLANNING &
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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	139	Staff Recommendation:	Approve
Action Date:	01/25/2024		
Original Action Date:	02/02/2023		
Plat Name:	Willow Reserves		
Developer:	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP		
Applicant:	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP		
App No :	2023-0072		
App Type:	C2		

Total Acreage:	10.7400	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484P	ETJ

Extension of Approval Notes:

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

Table with 4 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS. Row 1: DIAZ GROUP LLC, ROBERTO DIAZ, 281-901-9373, diazgroup@gmail.com

Table with 6 columns: PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: 2622 STAPLES ST, 23085714, 77026, 5458B, 494B, B

Table with 2 columns: Property details (HCAD ACCOUNT NUMBER(S), PROPERTY LEGAL DESCRIPTION, etc.) and values (0270350000006, Lt 6 Blck 5 McGowan NSBB, etc.)

Table with 2 columns: EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,247 SF TOTAL BUILDING; PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,560 SF TOTAL BUILDING

PURPOSE OF VARIANCE REQUEST: 1'8" building line to match existing house instead of the required 10' building line per City of Houston Code of Ordinance

CHAPTER 42 REFERENCE(S): Sec. 42-156. Building line requirements along a local street. (B). Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The purpose of this variance is to allow 1' 8" building line in lieu of the required 10' building line along a collector or local street. Although we are seeking for the expectations of city guidelines to be adjusted, the architecture supporting this variance was nonetheless thought out to follow the required building codes of the surrounding area, ultimately preserving the public welfare and safety within it. The site plan illustrating this variance request demonstrates a house distance from the edge of the street to the house been 16.4' and the house been elevated about 3' above ground. Also this this distance is for the existing house and this distance is been the same since 1949 when the house was built. The proposed addition is not changing any configuration of the existing conditions as been a proposed second floor addition. In addition to this the existing ROW conditions present an existing ditch with an average depth of 2'. These are details that reference the expectations of city guidelines and ensure the prevention of possible automobile collisions, which would otherwise be the major threat to public safety in the area. Overall, the variance request being submitted will account for and adhere to all concerns posed by city guidelines.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

This subdivision was created before chapter 42 and many houses on this subdivision do not comply with the required 10' B.L. Also the petition will not change any existing conditions as the proposed addition to the house is above the existing house that is already with a smaller distance of what is required by chapter 42. Also by changing the foot print of the house the project will be hard to be possible as been also on a flood plain the addition of the house on first floor can not be more that one third of the house.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing circumstance was not created from client as this house has been on this configuration since 1949 when the subdivision was created and after chapter 42 was created the property has been affected to be able to be developed as originally projected. We believe by proposing a second floor above the existing house the project will not change anything in relation to property circumstances. Also, we are moving the driveway to provide better traffic at the intersection.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing structure also had a distance of 16' from the edge of the street and a 2' deep open ditch that helps preserve the purpose of this chapter that is prevent hazard situation for pedestrians and houses. Again the existing house is been with building line smaller that was is required before chapter 42 was created and we are not changing this situation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This request will not create or change anything for the existing conditions and for this reason public health , safety or welfare will be maintained. Also we are moving the driveway that before was pretty close to the intersection been difficult the access to the house and also creating a visual obstruction when cars were parked on driveway for other vehicles on Staples and Retta ST.

(5) Economic hardship is not the sole justification of the variance.

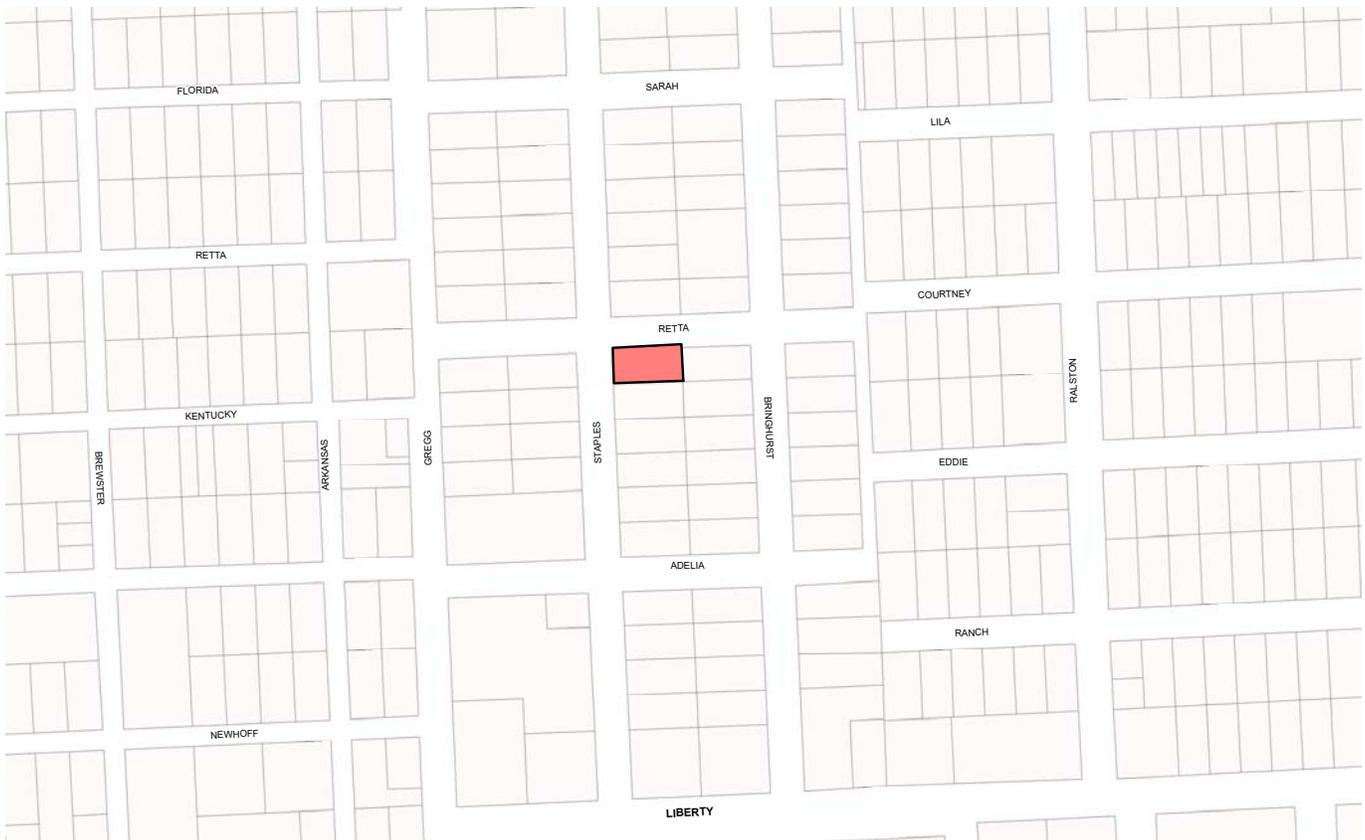
The request is not created for economic reasons as the existing house will have to be repaired and reinforced. The principal reason is to be use as best as we can with existing conditions and to maintain the essence of this neighborhood as you can see the majority of the corner lots on this neighborhood do not have the required B.L per chapter 42.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 140

Meeting Date: 01/25/2024

Houston Planning Commission

Aerial Map

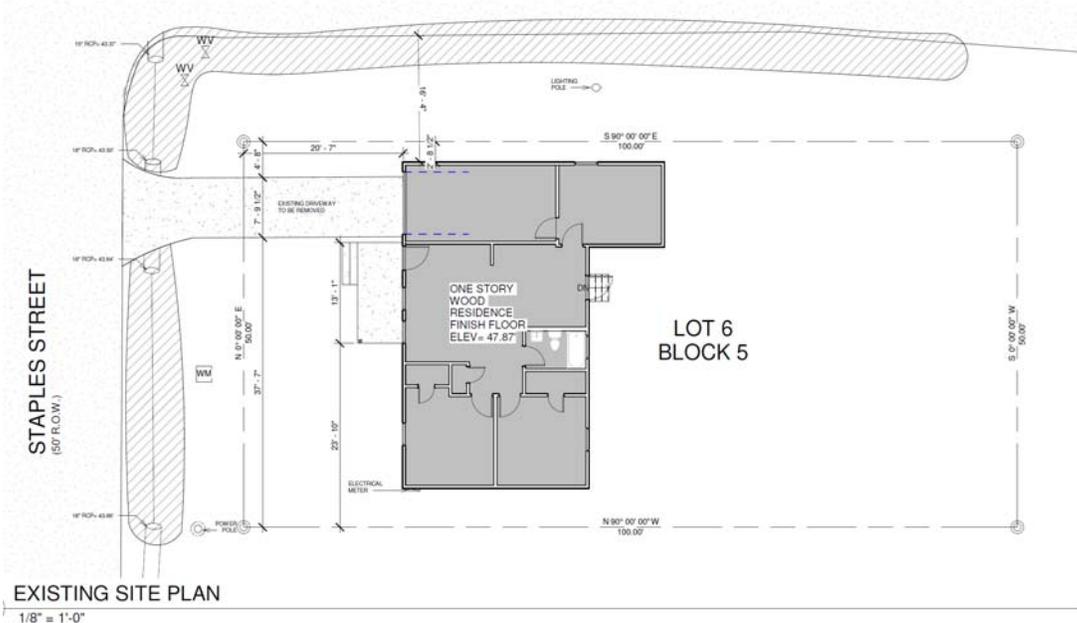
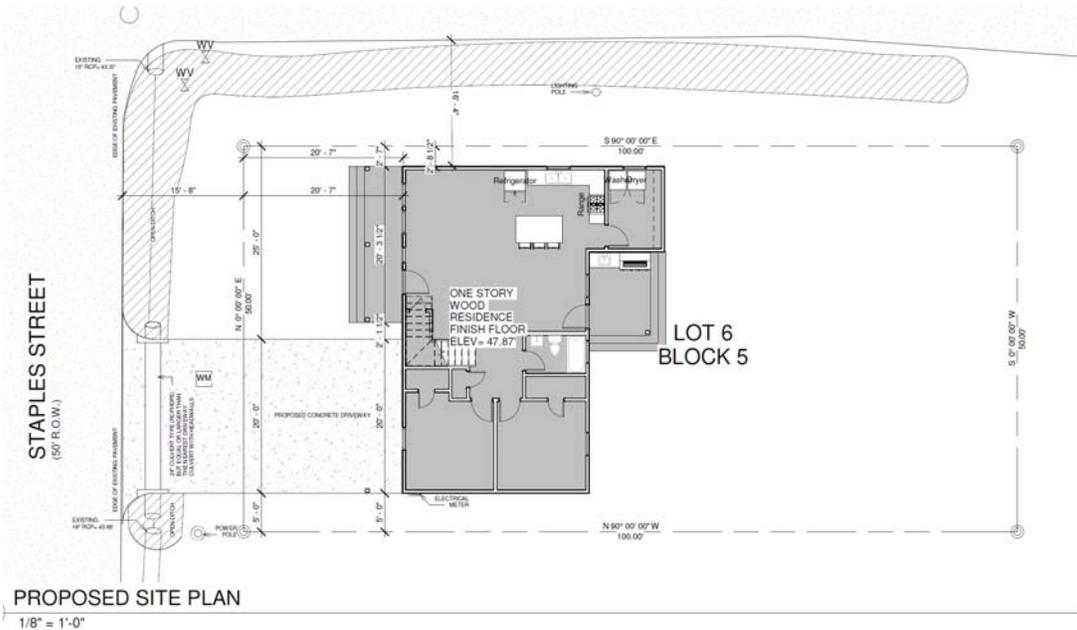


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

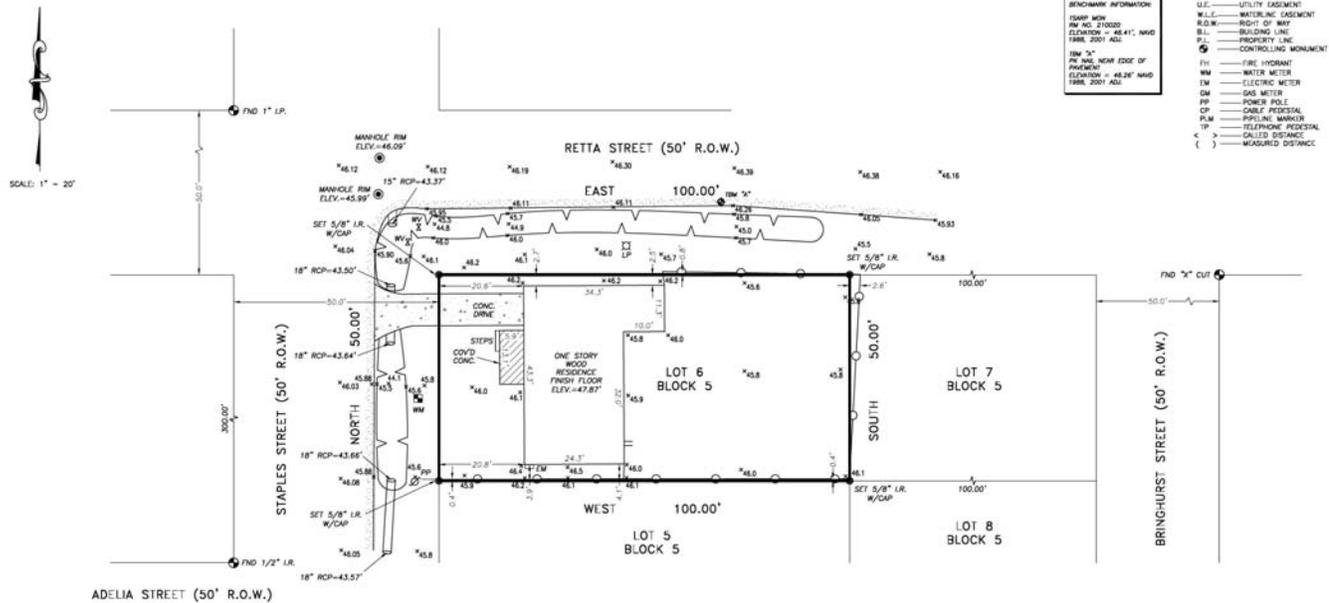


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



Legend table with symbols for utility easements, water line easements, right of way, building lines, property lines, etc.

CERTIFICATION: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY...



NOTES: 1. BEARINGS BASED ON PLAT. 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT...

GGC SURVEY, PLLC logo and contact information: 814 Galena Street, Houston, TX 77008

BOUNDARY & TOPOGRAPHIC SURVEY LOT 6 BLOCK 5 E.F. MCCOWAN'S SUBDIVISION

Table with survey details: F.I.R.M. NO., EFFECTIVE DATE, ADDRESS, SURVEYED FOR, FIELDWORK DATE, TITLE COMPANY, etc.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located within Houston's corporate limit, within the Kashmere Gardens Complete Community north of Liberty Road and east of US Highway 59.

The applicant is requesting a development plat variance to allow for a 1.6' building line along Retta rather than the required 20'.

Staff is in support of this request.

The site is located at the southeast corner of Retta and Staples Streets. The site is currently occupied by a circa 1949 single-family dwelling built to within 1.6' of the Retta Street property line. The applicant proposes to remodel this home by constructing a second story over the existing footprint. Strict interpretation of the building line requirement would require the second story portion to be set back further than the existing home. The subject community pre-dates the building line requirement and features numerous examples of homes constructed near the right of way. In addition, the applicant has agreed to conditions to provide a 6' sidewalk and 3" caliper street trees, improving the pedestrian realm. Staff finds the request to be justified considering the existing setbacks and pedestrian enhancements and recommends approval.

Approval Conditions:

1. Provide a 6' sidewalk along Retta and Staples Streets
2. Provide 3" caliper street trees along the sidewalk

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

Table with 4 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS. Row 1: Mighty Equities, Manish Patel, 512-839-9181, manish@mightyequities.com

Table with 6 columns: COUNTY, COUNCIL DISTRICT, ZIP CODE, LAMBERT, KEY MAP, SUPER NEIGHBORHOOD. Row 1: Harris, C, 77006, 5357, 493N, 24 - Neartown - Montrose

HOTEL/MOTEL NAME: HYDE PARK HOTEL
HOTEL/MOTEL ADDRESS: 704 HYDE PARK BLVD
HCAD ACCOUNT NUMBER(S): 0140690000010, 0140690000001, 0140690000009, 0140690000003
PROPERTY OWNER OF RECORD: MIGHTY EQUITIES LP
OWNER ADDRESS: 3267 BEE CAVES RD STE 107-223 AUSTIN TX 78746-6700
PROJECT PERMIT NUMBER: N/A
TOTAL ACREAGE: 0.5739 AC; 25,000 SF
TOTAL NUMBER OF ROOMS: 80 KEYS
PARKING SPACES PROVIDED: 18 ONSITE + 85 OFFSITE
SURVEY/ABSTRACT NO: ABSTRACT - 696
SCHOOL DISTRICT: HOUSTON ISD

NORTH OF: HYDE PARK BOULEVARD EAST OF: CROCKER STREET
SOUTH OF: FAIRVIEW STREET WEST OF: STANFORD STREET

PURPOSE OF VARIANCE REQUEST: 1) To allow a hotel to take access from a street that is not a Major Thoroughfare or four lane street

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houston.tx.gov.

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;

Ch. 28-202 Locational Requirements; Article VS. Hotel: To allow the hotel to not front on a Major Thoroughfare and have access on Hyde Park Boulevard and Stanford Street, Minor Collector. To allow the hotel to have access from residential street(s) on both Hyde Park Blvd and Stanford Street.

The proposed Hyde Park Hotel is to be constructed on the 700 block of Hyde Park Boulevard. This site is unique in that it is located on Stanford, a Minor Collector. The proposed hotel site is only 750 feet from the nearest Major Thoroughfare, Montrose Boulevard, making the proposed Hyde Park Hotel extremely accessible. The land uses immediately surrounding the proposed hotel site are primarily bars and restaurants excluding three townhomes to the East on Stanford Street, three single-family townhomes and two multi-family developments to the West on Crocker Street, and two single-family developments and one multi-family development South on Hyde Park Boulevard. The following bars are located within 1 block of the proposed hotel site: Ripcord, George, Eagle Houston, Buddy's, Lola's Depot, Crocker, and Barnaby's Café.

The proposed 80-key boutique hotel is a luxury 7-story design under 81 feet tall, max occupiable floor height 64 feet, that complements the Montrose Neighborhood and the surrounding community. The proposed hotel is surrounded by a lush landscape as depicted in Figure 1 and features a restaurant, bars, and a rooftop pool. Guests and residents may access the beer garden directly from the street or may access the bars and restaurants through the lobby. The food, beverage, and entertainment amenities total approximately 19,000 square feet, which includes the pool. The proposed Hyde Park Hotel has two driveways. One driveway with access to Stanford Street for deliveries and another driveway with access to Crocker Street leading to the 18-car Parking Garage. The entrance to the hotel is located on the South Side of the site on Hyde Park Boulevard, a local street. The additional 85 offsite parking spaces will be available West of the Site on Crocker Street.

The proposed hotel will create 300-400 jobs throughout construction. The goal of the developers is to hire staff from the neighborhood. The developers have already partnered with the University of Houston Hilton College to create the sole academic business project for the Global Hospitality Business graduate program. This will provide University of Houston Graduates with crucial experience in the hospitality industry. It is also the goal for the staff to have access to benefits and resources such as on-site daycare. The proposed hotel will act as a resource and hub for the neighborhood and community and the developers are researching neighborhood memberships for the amenities for the proposed hotel.

HOTEL/MOTEL VARIANCE



Houston Planning Commission

(1)

The developers have also created a website (<https://hydeparkhou.com/>) that provides information to the community about the project and the variance process. It is the goal of the developers to engage the public as much as possible to help share information about the project and connect with the multiple resident organizations within the Montrose Community. As of July 26th, 90 Montrose residents have given their signatures in support of the proposed Hyde Park Hotel.

This low-density 7-story luxury boutique hotel is only 80 keys and is not a typical hotel footprint. The site is only approximately half an acre and has been designed to be on scale with the rest of the buildings in the Montrose community.

HOTEL/MOTEL VARIANCE



Houston Planning Commission

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;

The purpose of the hotel siting ordinance is to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. However, the proposed Hyde Park Hotel is only 80-keys, a low-density boutique luxury hotel. The Hyde Park Hotel will have access to Stanford Street, a designated Minor Collector, and a 18-car parking garage. There is also an additional off-site lease accommodating 85 parking spaces with a 5-year lease.

The proposed Hyde Park Hotel meets all parking requirements. It is the goal of the developers that the site of the Hyde Park Hotel is walkable and easily accessible to guests of the hotel and residents of the community.

The site was assembled by the applicant by purchasing multiple parcels but was unsuccessful in securing the whole block. The developer has tried to purchase the entire block but has designed the proposed hotel to fit on the approximately half-acre plat with a 80-key hotel.

(3) The intent and general purposes of this article will be preserved and maintained; and

The beautifully designed boutique hotel fits comfortably in the Montrose neighborhood and matches the character of the surrounding buildings. As mentioned above, the purpose for the hotel siting ordinance to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. The Montrose neighborhood has adequate road access with 250-foot by 250-foot block lengths and is one of the most walkable neighborhoods in Houston. The proposed Hyde Park Hotel is easily accessible from all roads including Stanford Street, a Minor Collector, and Montrose Boulevard, a Major Thoroughfare, which is 750 feet away. The applicant is not requesting any parking variances; the proposed hotel exceeds the parking requirements.

It is the goal of the developers to create a walkable pedestrian realm to match the walkability of the Montrose Neighborhood. This includes a total of 20 feet consisting of a 7-foot sidewalk, a minimum of 5 feet of softscape, and 8 feet separating the sidewalk from the building face.

The proposed Hyde Park Hotel is a low-density 80-key hotel. The proposed hotel is located in the Montrose neighborhood which has block lengths of 250 feet by 250 feet similar to Houston CBD. Access is available through multiple Thoroughfare, Collectors, and Local Streets throughout the Montrose Community. The proposed hotel has been designed to match the character of the buildings and residents of the Montrose Community.

(4) The granting of the variance will not be injurious to the public health, safety or welfare.

The proposed hotel has a low-density design that incorporates with the mixed land uses of residential and commercial developments comfortably. The site is easily accessible to roadways due to the 250-foot by 250-foot grid block lengths and is located on Stanford Street, a Minor Collector, and 750 feet away from Montrose Boulevard, a Major Thoroughfare. The proposed hotel is an easily accessible, community-friendly development that meets the spirit and intent of Chapter 28. Approval of this variance should not be injurious or impact health, safety, and welfare.

HOTEL/MOTEL VARIANCE

Houston Planning Commission

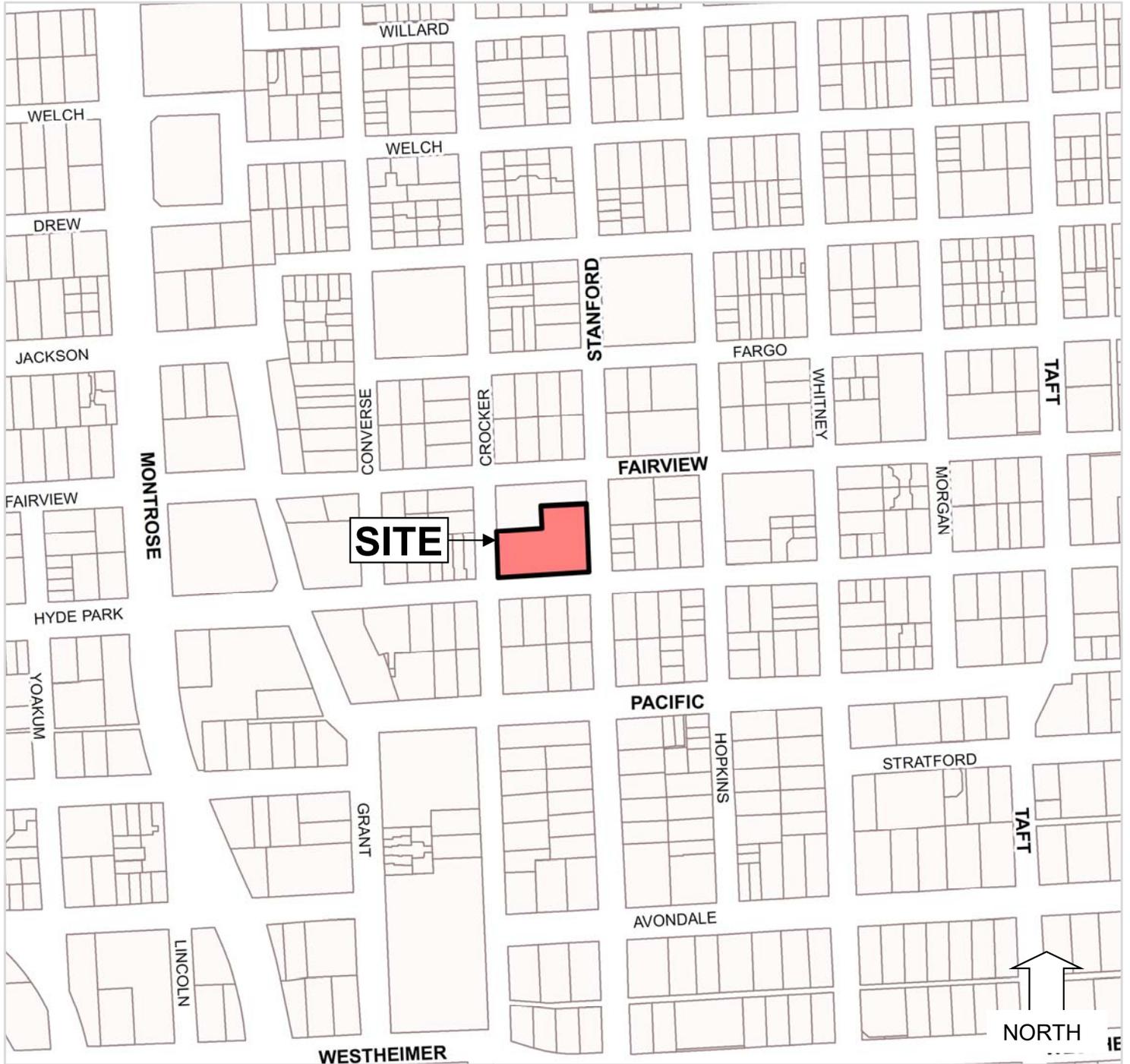
ITEM: III

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Hyde Park Hotel (Def 1)

Applicant: Civil-Surv Land Surveying, L. C.



D – Variances

Site Location

Houston Planning Commission

ITEM: III

Planning and Development Department

Meeting Date: 01/25/2024

Subdivision Name: Hyde Park Hotel (Def 1)

Applicant: Civil-Surv Land Surveying, L. C.



D – Variances

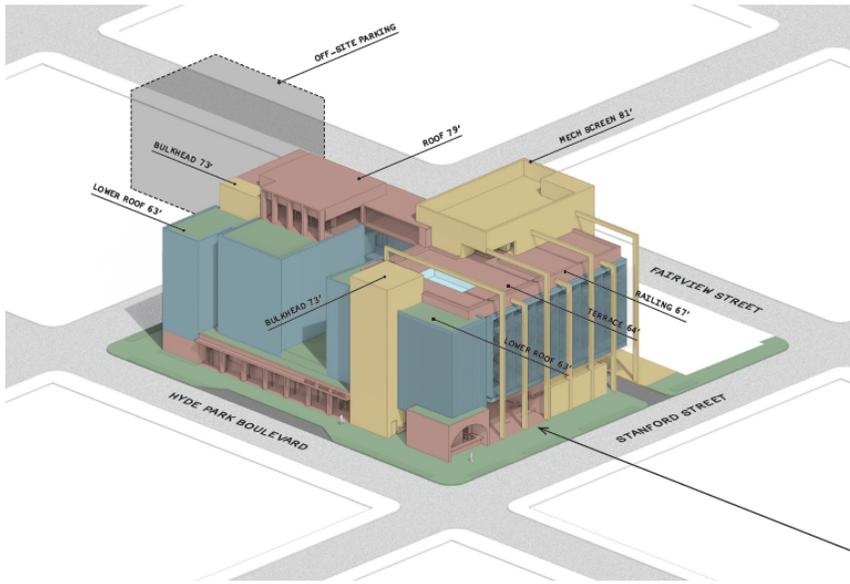
Aerial



Houston Planning Commission

ITEM: III

Meeting Date: 01.25.2024



COLOR	APX AREA (FT ²)	PROGRAM	NOTES
[Red]	19,000	HOTEL AMENITIES	GUESTS ACCESS CASUAL F&B FROM STREET. POOL DECK, EVENT SPACE & ROOF BAR ACCESSED FROM LOBBY
[Blue]	41,000	HOTEL ROOMS	80 ROOMS
[Yellow]	26,000	CIRCULATION/ BOH	
[Green]	17,000	LANDSCAPED AREAS	INCLUDES PUBLIC REALM
[Grey]	4,500 (ON-SITE)	VALET PARKING	18 CARS ON-SITE (8 ON LIFTS) 85 CARS OFF-SITE
	107,500	TOTAL	

PROGRAM MASSING & APPROXIMATE ROOF HEIGHTS,
PENDING FINAL DESIGN

GROUND FLOOR BUILDING FACADE TO UTILIZE OPEN AND
TRANSPARENT AREAS TO ACTIVATE PEDESTRIAN REALM

PROGRAM MASSING DIAGRAM

Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ Project Introduction (Revised)/ 12.07.23

Figure 1 Proposed Hyde Park Hotel Amenities

HOTEL/MOTEL VARIANCE



Houston Planning Commission



DRONE VIEW OF EXISTING SITE

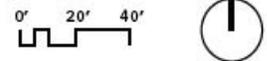


Figure 2 Hyde Park Hotel Landscape

HOTEL/MOTEL VARIANCE



Houston Planning Commission



DRONE VIEW OF PROPOSED SITE

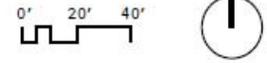


Figure 3 Drone Capture of proposed Hyde Park Hotel

HOTEL/MOTEL VARIANCE



Houston Planning Commission

Mighty Hospitality Mission Statement:

“We hold dear the value of connection, the beauty of shared experiences, and the ever-evolving nature of service. Our mission is to bring together a diverse and talented group of individuals from around the globe to create unforgettable moments for our guests and the team members who serve them.

We believe that the most fulfilling hospitality experiences happen when both the team and the guests connect and create memories that last a lifetime. As an Eastern proverb reminds us, “the teacher and the student together create the teaching.” It takes both the team and guests to craft a truly remarkable experience.

Our ultimate goal is to partner with like-minded dreamers, including service professionals, developers, experiential storytellers, and design experts who share our passion for hospitality.

Together, we aim to build a community of cultured men and women who take pride in creating unforgettable experiences with people from all walks of life, regardless of nationality, culture, or beliefs.”



PERSPECTIVE VIEW AT CORNER OF HYDE PARK BLVD AND STANFORD ST

Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ Project Introduction (Revised)/ 10.27.23

HOTEL/MOTEL VARIANCE

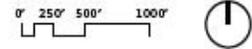


Houston Planning Commission

Appendix B: Hyde Park Vicinity Map



VICINITY MAP



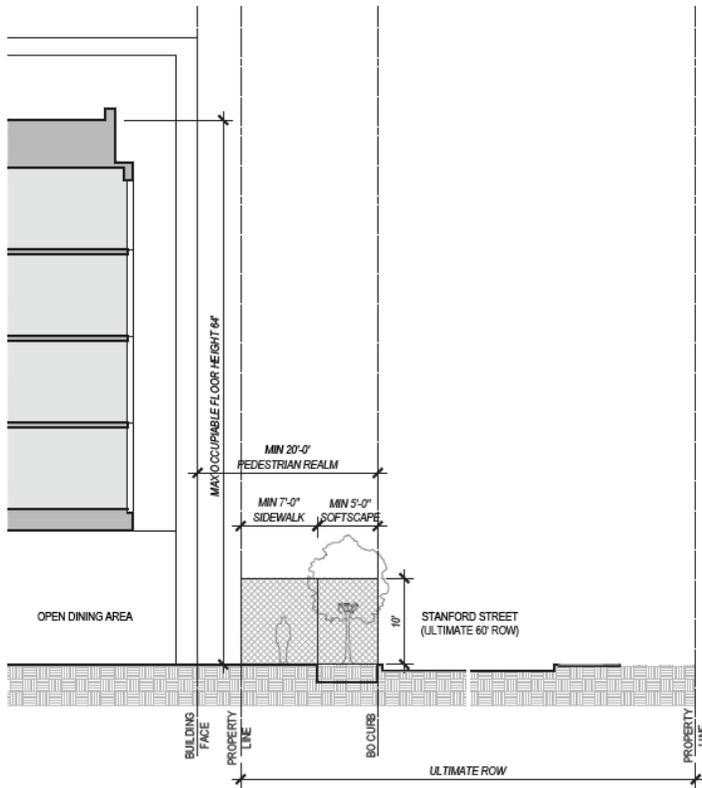
- 1. Bar Boheme
- 2. Traveler's Table
- 3. Avant Garden
- 4. Baba Yega Cafe
- 5. Postino Montrose
- 6. Uchi
- 7. Rainbow crosswalk
- 8. Langford Grocery and Market
- 9. Baby Barnaby's
- 10. Montrose Collective
- 11. JR's Bar & Grill
- 12. Ripcord
- 13. Cuchara
- 14. George
- 15. Eagle Houston
- 16. Le Colombe d'or
- 17. New Montrose Library
- 18. Avondale Park
- 19. Proposed Boutique Hotel

HOTEL/MOTEL VARIANCE

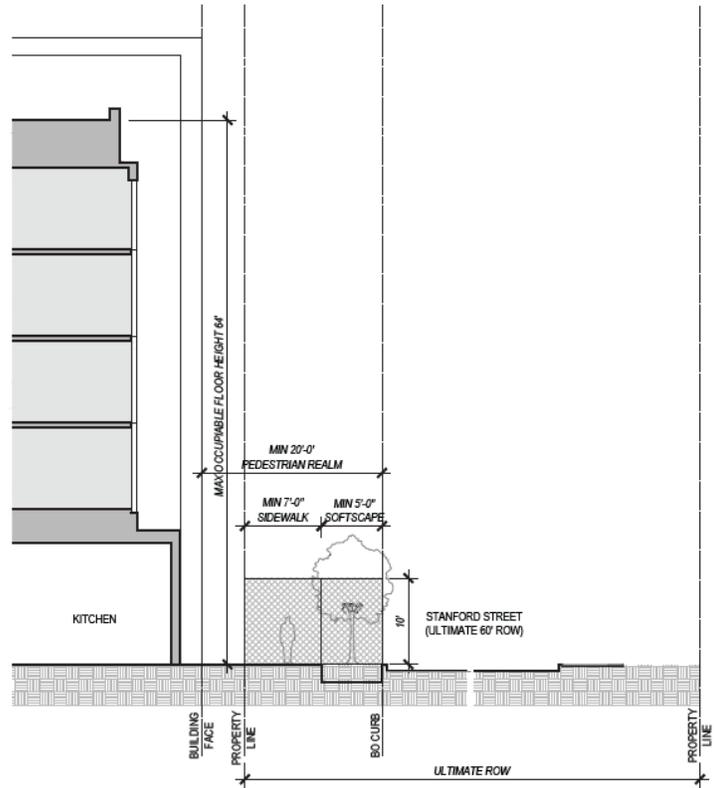


Houston Planning Commission

Appendix D: Pedestrian Realm



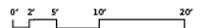
AA SECTION THROUGH DINING AREA



BB SECTION THROUGH FOOD STALL

PEDESTRIAN REALM SECTIONS

Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ Project Introduction (Revised)/ 10.27.23



HOTEL/MOTEL VARIANCE



Houston Planning Commission

Appendix F: Parking Calculation Table

FLOOR	PROGRAM	QTY	PARKING CLASS & CALCULATION	QTY PARKING
6TH FLOOR / ROOFTOP	Rooms	0 Rooms	hotel - 1/room	0
	Back of House	2640 SF	part of hotel	0
	Pool and Pool Deck	2650 SF	part of hotel	0
	Pool Bar	1250 SF	part of hotel	0
	Rooftop Garden	1350 SF	part of hotel	0
	Event Space	1450 SF	part of hotel	0
5TH, 4TH, 3RD & 2ND FLOOR	Rooms	20 rooms p/ floor = 80 rooms	hotel - 1/room	80
	Back of House	3000 SF p/ floor = 12000 SF	part of hotel	0
	Meeting Rooms	550 SF p/ 2 floors = 1100 SF	part of hotel	0
	Courtyard - 2nd floor only	1850 SF	part of hotel	0
1ST FLOOR	Rooms	0	hotel - 1/room	0
	Back of House	3300 SF	part of hotel	0
	Lobby and Lobby Bar	4200 SF	part of hotel	0
	Casual F&B	2500 SF	tavern/pub = 10/1000	25
TOTAL PARKING SPACES REQUIRED				105
SHARED PARKING SPACES REQUIRED				78
TOTAL PARKING SPACES PROPOSED				103

Class	Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend	
			Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	
2	Apartment	0	0	0	0	0	0	0	0	0	
	Hotel	80	80	8	40	68	80	8	40	60	
7	Small Restaurant	0	0	0	0	0	0	0	0	0	
	Neighborhood Restaurant	0	0	0	0	0	0	0	0	0	
	Restaurant	0	0	0	0	0	0	0	0	0	
	Tavern	25	0	0	6.25	18.75	0	2.5	20	25	
	Small Bar	0	0	0	0	0	0	0	0	0	
	Bar, club or lounge	0	0	0	0	0	0	0	0	0	
Total		105	80	8	46.25	86.75	80	10.5	60	85	
		86.75									
10% reduction for bike parking		8.9									
PARKING SPACES REQUIRED:		77.85									

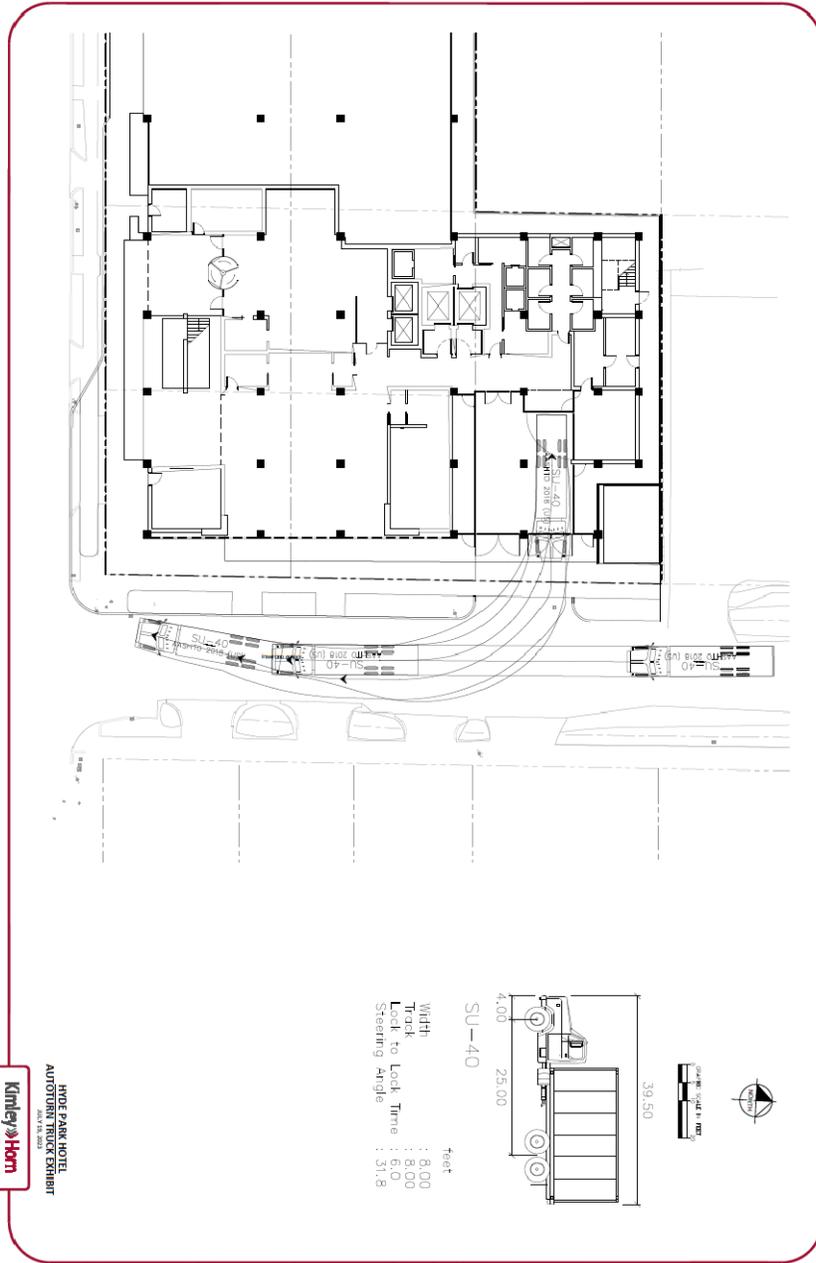
Appendix G: Aerial 1000' Radius

HOTEL/MOTEL VARIANCE



Houston Planning Commission

Appendix H: AutoTURN Truck Entrance Exhibit



HOTEL/MOTEL VARIANCE



Houston Planning Commission

Appendix I: University of Houston Hilton College Graduate Program

Preliminary Scope Statement

Business problem or opportunity description

The primary objective of the Academic Business Project with The Mighty Equities is centered on the research of applications of the strategic direction for demand forecasting and operational strategies in the local luxury boutique hotel industry. In an attempt to create values of the boutique hotel “Gossamer” in Houston, challenges exist. Market, business environment, customers and competitors, and resources and organizational structure and operational characteristics are different, so that it is more than important to find the way to secure unique, one-of-a-kind, luxury, and differentiated value that can be shared by multiple stakeholders in a sustainable manner. For the business feasibility, this project ultimately encompass key competitive advantages of Gossamer. Market analysis and demand forecasting for (1) sales and revenue forecasting and (2) differentiated operational strategies will be included to secure competitive advantages. To create value that can be shared, understanding and comprehending local market is paramount. To correctly suggest strategic plan for the new boutique hotel, this project will include market feasibility, demand and sales forecasting, dynamic capabilities and flexibility analysis. With economic impacts and sales forecasting in a given market, business feasibility can be highlighted and opportunity seeking can be highly supported. On top of it, multiple operational strategic suggestion can be provided based on the results of a series of analyses in this project. Based on huge success on this project, further topics will be explored as a continuous collaboration with the Mighty Equities.

HOTEL/MOTEL VARIANCE



January 4, 2024

Dear Houston Planning Commission: Update to original support letter dated August 3, 2023.

We have met with the developer and are in support of the proposed changes to the hotel design as described to us on January 3, 2024.

We represent George Sports Bar located at 617 Fairview Street. Our business is located directly across Stanford Street to the east of the proposed Hyde Park Hotel on the 700 block of Hyde Park Boulevard.

We have met with the developer, and we are in support of this addition to our neighborhood. We believe the services and amenities provided will be a compliment to the vibrant mixed-use neighborhood.

We are particularly pleased to see the enhanced public realm created by the architecture and streetscape as depicted in the current design. The added benches, pedestrian lighting, and activity will provide a safer environment to our patrons and staff as they move throughout the neighborhood before and after visiting our establishment.

We are unique in that we provide on-site parking, however additional parking is found along Hyde Park Boulevard for our guests. It appears the provided parking as designed would not adversely affect the current availability of street parking.

Our only reservation is consideration of our driveway off Stanford Street. This is the only access for daily garbage collection. Street closures along Stanford during construction would severely impact our daily operation. We understand the developer would be willing to coordinate such disruptions with our (extremely) early morning collection schedule.

Welcome to Hyde Park Hotel! We look forward to being neighbors and a growing our community together!

Sincerely,

George Konar

Walter Pollpeter



HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 01/25/2024

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
		77093	5357	493N	City

NORTH OF: Hyde Park **EAST OF:** Crocker St
SOUTH OF: Fairview **WEST OF:** Stanford St

APPLICANT: Manish Patel

ADDRESS: 704 Hyde Park Hotel

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 06/12/2023

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION:

28-202(a)(1)(c),28-202(5)

LAND USE CALCULATIONS: 90% residential

PRIMARY ENTRANCE LOCATION: Hyde Park Blvd

PURPOSE OF REQUEST:

28-202- (a)(1)(c) -To allow a hotel to take access from a two-lane street.

BASIS OF REQUEST: To allow the hotel to not front on a Major Thoroughfare and have access on Crocker Street and Stanford Street, Minor Collector

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: The applicant wishes to develop a 80-room hotel on a vacant 24,000 sq ft tract of land. The Montrose area is very active with a high quantity of bars and restaurants in the immediate vicinity. The proposed hotel will have multiple uses including a food/beverage and office space spread amongst multiple floors. Stanford Street is currently a 50' minor collector street sufficient at 60'. The only vehicular access to the site from Stanford Street is planned for delivery trucks only. Vehicular access to the hotel site will be through Crocker St which is a 50' R.O.W. The main lobby entrance is along Hyde Park near a proposed vehicular drop off area. The pedestrian realm along Hyde Park is 20' from the back of curb to the façade of the building and the sidewalk will vary from 6' to 10'. Only one curb cut is planned to minimize vehicular obstructions. 26 parking spaces are provided on site which will be 100% valet. A drop of area is planned for the site which help reduce the stacking of cars along the R.O.W. An additional 85 parking spaces will be provided across Crockett Street which will also be serviced by valet only. This brings the total parking count to 111 spaces. The hotel will add another option for short term stay in an area with many bars and restaurants in short walking distance.

PLANNING COMMISSION ACTION:

DECISION: VARIANCE GRANTED Variance Denied

DATE: 01/25/2024